

**MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD**

August 5, 2002

5:00 PM

Massie Chambers

Present: John Cannon, Jim Galbreath, Jim Driver, Scott Trew, Grady McNeal, Jim Hitt, Susan Williams

Absent: John Coombs, Margaret Wall, Gary Manning

Also Present: Bill Terry, David Wilson, Jim Thomas, Bennie Lane, Vicky Ignatz, Allen Ramsey, George Welch, Jared Gray, Carl Minchey, Clayton Gholan, David Bailey

The meeting was called to order by John Cannon. Prayer was offered by Jim Driver.

Item #1 The minutes of the July 1, 2002 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #5-94) Consider the request of Patty Williams, Ragan-Smith-Associates, Inc., for approval of the final plat for Braxton Park, Section VII, Sumner County Tax Map 142, Part of Parcel 18.

Staff reviewed. Terry reported that this plat is the final section of the Braxton Park PUD creating 42 additional lots. The plat has been reviewed by staff, corrections have been made and resubmitted. Some minor technical corrections remain and staff needs authorization to set the bond amount for the letter of credit for the roadway and infrastructure for Braxton Park, Section VII and the extension of Loretta Drive to Long Drive.

John Cannon asked for a clarification of the status of the Loretta Drive extension. George Welch, Ragan-Smith-Associates, indicated the documentation from Mr. Randall Phillips, the developer, shared his concern that access to Long Drive had been denied; thereby prohibiting completion of the roadway connecting Loretta Drive and Long Drive. Robert Mobley, City Manager of Millersville provided documentation that access to Long Drive would not be restricted. Therefore, Mr. Phillips is preparing to move forward with construction of Loretta Drive to Long Drive. Terry indicated that discussion between the developer and the City of Millersville resulted due to a misunderstanding between the Millersville Planning Commission and staff for the City of Millersville. The staff's view was that access would not be granted without the repaving of Long Drive by the developer. Mr. Phillips declined to repave Long Drive because the action was not a requirement in the original agreement. The letter by Millersville's City Manager clarifies the Planning Commission's action to grant access to Long Drive; however, the City Manager stipulates the City will not repair Long Drive in any way.

Galbreath indicated his concern regarding the traffic impact on Loretta Drive due to the connection to Long Drive and how the roadway connection could possibly exacerbate the current overload of traffic flow on Loretta Drive. Galbreath questioned if a traffic study was done at the time of the approval of the master plan. Terry stated he was not aware of a traffic study being submitted. Driver reported that to the best of his knowledge the original decision to extend Loretta Drive to Long Drive was based on providing two ingress/egress options for area residents and to potentially relieve traffic flow at Long Hollow Pike and Loretta Drive intersection. Terry

described Loretta Drive as a residential collector street. The new portion of Loretta Drive will have a sixty (60) feet right-of-way. The existing roadway has a fifty (50) feet right-of-way. Connecting traffic would have a minimal impact due to the I-65 interchange at Exit 98. Thomas acknowledged there is a concern that drivers wanting to avoid stacking up at the north bound Exit 98 might choose to utilize Exit 97 at Long Hollow Pike and travel the route of Loretta Drive and Long Drive to access Highway 31. Terry offered than an option to correct the vehicle stacking situation at Exit 98 is to request TDOT to improve the exchange and widen the existing ramp. Cannon stated that utilizing Loretta Drive as a cut-through road would not be time efficient. Trew agreed that without major improvements to Long Drive, Loretta Drive would not serve as a viable cut-through road.

Motion by Williams for conditional approval of the final plat for Braxton Park, Section VII, Sumner County Tax Map 142, Part of Parcel 18 based on review and final approval by staff. The Board grants staff the authority to set the bond amount for the letter of credit for the infrastructure and roadway of Braxton Park, Section VII and the Loretta Drive Extension.

Motion seconded by Driver. Motion passed 6-1. Galbreath voted no.

Item #3 (9.1 #5-94) Consider the request of Patty Williams, Ragan-Smith-Associates, Inc., for approval of the final plat for Woodwyn Hills, Section II, Sumner County Tax Map 142, part of Parcel 18.

Staff reviewed. Terry reported this plat is the next to the last phase of Woodwyn Hills to be developed and the recording of it will create 24 additional lots. The plat has been reviewed by staff, corrections were made and resubmitted. The location of two fire hydrants need to be changed at the lot intersections of Lots 72 and 73 and Lots 62 and 63 to provide better fire protection coverage. Some minor technical corrections need to be made and staff requests authorization by the Board to set the bond amount for the roadway and infrastructure of Woodwyn Hills, Section II.

Motion by Driver for approval of the final plat for Woodwyn Hills, Section II, Sumner County Tax Map 142, part of Parcel 18 based on review and final approval by staff. The Board grants staff the authority to set the bond amount for the letter of credit for the roadway and infrastructure for Woodwyn Hills, Section II. Motion seconded by McNeal. Motion passed unanimously.

Item #4 (9.1 #9-02) Consider the request of Jared Gray, E.I., Ragan-Smith-Associates, Inc., for approval of the site plan for a driveway addition for the Goodlettsville Church of Christ, 115 Harris Street, Davidson County Tax Map 26, Parcel 25.

Staff reviewed. Terry reported the church has acquired several lots on Harris Street that adjoin the existing church property and have plans to eventually add these properties to the overall plan for the church. The plan for consideration today is for a driveway to connect from the existing parking lot to Harris Street providing an alternative exist. The drive extends from the back of the church through a lot that currently contains a house thereby creating a new curb cut on Harris Street. The use of the lot for church purposes has been before the Goodlettsville Board of

Appeals and a conditional use permit has been approved. The remaining items to be addressed are the submittal of a detention plan to the City Engineer and the proposed demolition the existing house.

Allen Ramsey, Ragan-Smith-Associates, Inc., agreed to submit a detention plan to the City Engineer and to the demolition of the existing house on the lot. Cannon questioned if traffic officers will be located at Harris Street to control traffic if needed. Carl Minchey, Goodlettsville Church of Christ representative, stated that additional traffic officers will be obtained if needed; however, the Harris Street exit will be used primarily for a right-hand turn onto Main Street by the church members.

McNeal questioned the radius of the contour line at the curb cut onto Harris Street. Terry responded that Public Works will address this issue during the construction plan review.

Motion by Trew for conditional approval of the site plan for a driveway addition for the Goodlettsville Church of Christ, 115 Harris Street, Davidson County Tax Map 26, Parcel 25 based on the demolition of the existing house, the curb radius onto Harris Street be approved by the City Engineer, a detention plan be prepared and submitted for the site and revised drainage calculations be provided to justify the size of the detention pond for the driveway and the proposed parking lot plan to be submitted in the future. Motion seconded by Williams. Motion passed unanimously.

Item #5 (9.1 #10-02) Consider the request of Kenneth R. Shreeve, R.L.S., Ragan-Smith-Associates, Inc., for approval of the final plat for Pinnacle Bank, Northcreek Commons, Section 11, Davidson County Tax Map 26, Parcel 15.

Staff reviewed. Terry reported this plat will create a lot for a new development to be located at the intersection of Conference Drive and Northcreek Blvd. The property is a part of the Northcreek Commons PUD. Staff has reviewed the plat and corrections have been submitted. There are minor technical corrections to be addressed. Staff has indicated that the plat needs to be corrected to reflect Section 11, Northcreek Commons and indicate the corrected lot number. The dedicated radius at the intersection that TDOT acquired for the right-of-way needs to be included on the plat. The joint access easements for the adjoining property owners on Conference Drive and on Northcreek Commons need to be depicted. All requirements for the CPUD have been met.

Allen Ramsey agreed to all comments by staff and that the additional technical corrections will be addressed and resubmitted.

Motion by Driver for conditional approval of the final plat for Pinnacle Bank, Northcreek Commons, Section 11, Davidson County Tax Map 26, Parcel 15 based on review and final approval by staff of the minor technical corrections. Motion seconded by Trew. Motion passed unanimously.

Item #6 (9.1 #10-02) Consider the request of Jared Gray, E.I., Ragan-Smith-Associates, Inc., for approval of the site plan for Pinnacle Bank, Northcreek Blvd. at Conference Drive, Northcreek Commons, Section 11, Davidson County Tax Map 26, Parcel 15.

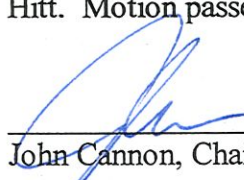
Staff reviewed. Terry reported the site plan is for a new Pinnacle Bank building to be located on the lot created by the final plat for Section 11, Northcreek Commons. The plans have been reviewed and most staff comments have been addressed. There are some details remaining to be finalized. A detail of the dumpster enclosure needs to be submitted. The Northcreek Commons Architectural Review Committee's letter requests the following items be addressed: 1) Sheet C1- Curb cuts on Northcreek Boulevard and Conference Drive be approved by City of Goodlettsville; 2) Sheet C1 – Submit detail for dumpster enclosure; 3) Sheet C3 - All plantings to be irrigated. Special precautions need to be considered regarding planting materials in existing rock fill and the amount of topsoil for all grass areas; 4) Sheet A2.1 – Need more detail on Building Mounted Sign regarding type of lettering, etc.; and 5) Sheet A2.1 – Is the Monument Sign going to be illuminated? Need details. This letter serves as conditional approval for the submitted project subject to the above changes being made to the plans. The letter was signed by Wood Caldwell.

David Bailey, Hastings Architecture, explained the ground mounted sign will be illuminated on the face of the sign and include raised lettering measuring 1 ½ in depth. Cannon asked if the monument sign meets sign ordinance regulations Terry stipulated his initial review indicates the monument sign will comply with regulations. Bailey described the ticker tape style sign as an amber LED exterior signage board, ten (10) feet in length and eighteen (18) inches in height with internal illumination. Wall mounted ticker tape signs, which will display stock market companies/prices, are planned for both the Conference Drive and Northcreek Blvd. building elevations. Cannon questioned if the ticker tape style sign complied with the current sign ordinance. Terry stated the sign ordinance does not address this style sign. There is a prohibition in the ordinance regarding flashing signs or fast moving text signage. The safety issue regarding the speed of the movement of copy across the sign needs to be considered. Is the copy readable or does it distract the driver's attention from the roadway? Bailey stated Metro's Sign Ordinance requires any image on the board must remain in place for a minimum of two (2) seconds and prohibits a constant scroll motion. This sign complies with Metro's sign regulations. The Board directed Terry to research the electronic message signs and report his findings.

Terry indicated the Board will be approving the architectural plan of the building and requested Bailey to describe the materials. Bailey responded that the exterior building materials consist of brick masonry, stone masonry units and cement fiber panels. The cement fiberboard is a proven light, durable material. The base of the building will consist of brick masonry, extend upward with three (3) feet of a darker stone masonry and a roofline of sloping cement fiber panels. Tinted glass will consist of a blue/grey color. A metal seamed roof will cover the drive-thru portion of the building. The three (3) HVAC units will be roof mounted and screened from view at Northcreek Blvd. and Conference Drive.

Allen Ramsey, Ragan-Smith-Associates, agreed to the conditions of the Northcreek Commons Architectural Review Board. Terry clarified that a trash enclosure detail, not a dumpster

Terry requested the Board to authorize staff to advertise for a Public Hearing regarding a proposed amendment to the Goodlettsville Subdivision Regulations to update monument standards. Motion by Williams to approve advertising for a Public Hearing to amend the Goodlettsville Subdivision Regulations regarding monument standards. Motion seconded by Hitt. Motion passed unanimously.



John Cannon, Chairperson

Vicky Ignatz, Recording Secretary