

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 7, 2002

5:00 PM

Massie Chambers

Present: John Cannon, Jim Galbreath, Jim Driver, Gary Manning, Scott Trew, Margaret Wall, Jim Hitt, Grady McNeal

Absent: Susan Williams, John Coombs

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Vicky Ignatz, Brenda Solomito, Allen Taylor, Russell Morris III, Steve Bridges, Larry Wynn, Randy Caldwell, John Harney, Debbie Robinson, Judy Atkins, Richard Pope

The meeting was called to order by John Cannon. Prayer was offered by Grady McNeal.

Item #1 The minutes of the December 1, 2001 Planning and Zoning Board stand approved as written.

Item #2 (9.1 #8-94) Consider the request of L. Steven Bridges, R.L.S., to approve a revised final plat for The Wynlands, Phase II, Section II, Lots 13-18, Sumner County Tax Map 143, Parcels 17.01 & 17.02.

Staff reviewed. Terry reported that this plat creates six lots in the final phase of The Wynlands development. Staff submitted comments regarding corrections to the surveyor. A request for a bond for The Wynlands, Phase II, Section II in the amount of \$70,301 has been submitted by Jack Tompkins, Goodlettsville Public Works Dept. Also, the developer requested a bond reduction for The Wynlands, Phase II, Section I. Public Works Dept. recommended the bond be reduced from \$ 49,940 to \$29,599.

Thomas stated his concern regarding adequate construction of roadway base and initial layer of asphalt for construction traffic. There was some contention between the developer and the Goodlettsville Fire Chief regarding the construction roadway's minimum requirements for proper emergency vehicle access for Phase II, Section I. Wynn agreed to comply with guidelines for preliminary roadway construction of Phase II, Section II of The Wynlands.

Motion by Trew for conditional approval of the final plat for The Wynlands, Phase II, Section II, Lots 13-18, Sumner County Tax Map 143, Parcels 17.01 & 17.02 based on review and final approval by staff. Approval to set the bond amount for The Wynlands, Phase II, Section II at \$70,301 and for reduction of the bond amount for The Wynlands, Phase II, Section II to \$29,599. Motion seconded by Hitt. Motion passed unanimously.

Item #3 (9.1 #1-02) Consider the request of Brenda Solomito, ETI Corp., for approval to develop a Walgreens retail store at 100 South Main Street, Davidson County Tax Map 26, Parcels 1&2 based on the following considerations: A) approval of an application for Street Closure for a portion of Two Mile Pike bordering Union Planters Bank and 100 South Main Street; B) approval of the Final Master Plan CPUD; and, C) approval of the revised Final Plat.

Staff reviewed. Terry stated that Walgreens has contracted with the city for the sale of the property at 100 South Main Street subject to the approval of plans to build a Walgreens retail store. Due to the February 15, 2002 purchase contract deadline, the developer is presenting the master plan and requesting a viable agreement from the Board to go forward with the contract. In order to develop the site, a number of variances are requested. There are two other issues related to the master plan which will need to be addressed. First, the closure of Two Mile Pike between the site and Union Planters Bank is requested. Normally, if the city does abandon a street, the property is given to the adjacent owners in equal parts. In this situation, Union Planters Bank has verbally agreed to abandon the entire street subject to specific terms and conditions. A written, signed agreement denoting abandonment will need to be submitted to the city. Second, approval of a subdivision plat combining the existing tracts into one lot is requested.

There are several variances that need to be considered by the Board. 1) A five-foot front yard variance from the sixty-foot setback requirement is requested at Long Hollow. 2) A five-foot open space variance from the ten-foot landscape requirement is requested at Main Street. 3) A landscape variance of 46 caliper inches for required trees is requested. Due to the landscape plan not meeting caliper inches required, the applicant is proposing that a payment be made into the tree bank fund in the amount of \$6,000 in lieu of planting trees. Payment into the fund is permissible by ordinance. Plans depict minimal foundation planting and no landscaping around compactor enclosure. Staff is of the opinion that closer compliance with landscape regulations is possible. 4) A variance to the sign ordinance is requested. Walgreens proposes to erect one sign measuring 132 square foot sign on the site. The sign ordinance permits a maximum of 50 square feet of signage with a 20 square feet reader board on each street front.

Terry informed the Board that traffic patterns need further consideration. The multiple traffic patterns create additional hazards to the heavily traveled intersection of Long Hollow Pike and Main Street. Traffic flow from Two Mile Pike, East Cedar and West Cedar will be greatly impacted by the development of the site. The plan proposes a shared driveway at Long Hollow Pike for the bank and Walgreens. Staff has recommended a right-turn only ingress/egress at Main Street, whereas, the developer is requesting a full access driveway. Pharmacy drive-thru and delivery lanes will be located on the east side of the property.

Cannon asked Deputy Chief Richard Pope to comment on the traffic impact of the proposed development. Pope responded that the traffic flow pattern will create backlogs on Long Hollow and Main Street. The planned right-turn only ingress/egress on Main Street will be utilized as a left-turn ingress/egress resulting in stacking problems on Main Street. Congestion will be inevitable at the shared entrance on Long Hollow due to the three streets feeding into the site. Any parking lot lighting projecting into the roadways will create serious-night time driving hazards. Delivery trucks will be required to exit north onto Main Street per this plan. Should the trucks exit in any other direction, stacking problems will be exacerbated. The planned entrance to the bank at East Cedar will create a traffic thoroughway to Long Hollow via the parking lot. Cannon concurred that the internal traffic flow in the bank's parking lot would be greatly affected by and additional entrance on East Cedar Street.

Lowe recommended a traffic study due to the dramatic impact on traffic flow as a result of the development. Lowe encouraged the developer to meet minimum standards of the landscaping requirements. Terry asked the Board to consider requiring architectural breaks on the right and rear elevations of the building due to the broad expanses of brick facade.

Brenda Solomito, ETI Corporation, responded that the Walgreens project is a quality development that will greatly enhance the site. The current zoning regulations are overly restrictive for a single commercial lot bordered by three thoroughfares. The variance requests and street closure are actions required to accommodate the necessary grading and landscaping requirements for the difficult site. Solomito stated they are committed to working with staff regarding traffic patterns, landscaping requirements to minimize variances, grading, drainage and lighting issues. Plans have been forwarded to TDOT and the curb cut issues will be revisited to effectively reduce the occurrence of left-turn traffic patterns from Main Street.

Cannon questioned the need for a 135 sq. ft. sign. Solomito stated the request for only one free standing sign was intended to assist in limiting the number of signs already present in this area as well as the wall mounted signage for the proposed building. Wilson stated there is a reader board sign currently on the property used by the Goodlettsville Chamber of Commerce to publicize community events. The sign is very important to the Chamber and the community to advertise a calendar of events. Wilson inquired if Walgreen's "community spirit" would permit the Chamber of Commerce to utilize the proposed electronic reader board to advertise community events. Russell Morris III, Mission Property Company, stated he would approach Walgreen management regarding the request for shared use of the sign.

Terry acknowledged that staff would appreciate more time to work on solutions for the proposed plan; however, the contract deadline to purchase the property is February 15, 2002. The issue is whether an approval or rejection of the plan can be determined at the February Planning Board meeting or whether a recommendation can be made for a contract deadline extension without penalty. Solomito offered that a second issue for consideration is that Union Planters Bank's Letter of Intent for the easement agreement is contingent upon the Commission's official action to abandon the right-of-way for Two Mile Pike. Moreover, there is a need for assurance from the City that there would be no monetary impact regarding the contract deadline. Terry affirmed that the first reading of the ordinance to abandon a portion of Two Mile Pike could be presented to the City Commission at the next scheduled meeting. Solomito stated that deferral of the request until the February meeting was feasible to permit further study and revisions to the plan. Driver acknowledged that the City has extended the contract on one previous occasion. He expressed his willingness to present for consideration to the City Commission a request for an extension of the contract deadline based upon the response of the Planning Board members regarding the current level of interest in the proposed development subject to viable revisions to the plan.

Cannon conducted a poll of the Board members to determine the current position of the Board regarding the Final Master Plan for Walgreens. Polling of the Board provided the consensus that the Board is favorable of the intent of the project; however, the major concerns remain regarding internal and external traffic patterns and non-compliance of signage plan. Brenda Solomito

requested the approval for the Final Master Plan for a Walgreens retail store be deferred until the February Planning and Zoning Board meeting.

Motion by Driver to defer the request for approval of the Final Master Plan for Walgreens until the February Planning and Zoning Board meeting. Motion seconded by Galbreath. Motion passed unanimously.

Item #4 (9.1 #2-02) Consider the request of Randy Caldwell, Ragan-Smith & Associates, for approval of the Preliminary Master Plan for Worrell Farm, Davidson County Tax Map 33, Parcels 21, 40, 41, 43 & 213.

Staff reviewed. Terry reported that there have been previous plans submitted for this property. The current plan is for a mixed-use planned unit development with four different types of housing and a large commercial component. The commercial area plan includes 111,000 square feet of commercial space with an anchor store site, a strip center, a single building site, an outlot and 65,000 square feet of office space. The commercial development would require rezoning. The residential component includes 360 multi-family apartments, 24 condominium units, 141 single-family small lots and 8 estate lots.

The Board may want to reconsider the Land Use Policy relating to commercial use of this property. This site is the only remaining available land in the city for a quality commercial development. The commercial portion of the site would need to be rezoned from HDRPUD to commercial zoning. The applicant is requesting general commercial zoning. Staff recommends rezoning to commercial PUD. Overall density requirements have been met by the preliminary master plan. Approval of the master plan can result in individual sections, which do not achieve density requirements, being parceled out for development.

A detailed traffic study submitted recommends the Dry Creek Extension consist of a three lane road with a signalized intersection at Dickerson Road. Improvements include a southbound right turn lane into the development and improvements to the intersection on the east side of Dry Creek Road and Dickerson Road.

John Harney, representative for Ken Earp, optionee of Worrell Farm property, anticipated that the tracts would be sold in pods to other developers. Manning questioned which component would be developed first. Harney estimated that the entry-level single-family development would most likely be constructed initially. Cannon and Driver questioned the liability of developing individual components of the master plan. Terry responded that each phase has to meet the requirements of the overall master plan; therefore, should subsequent developments not meet the overall density of the plan, said plans can be denied.

Harney requested that the commercial property be zoned CG-commercial general citing the owner's not wanting CPUD zoning to permit flexibility for development. Randy Caldwell, Ragan-Smith & Associates, added that at this point there are no commercial users currently interested in the site. Terry responded that the CG zoning includes a wide ranging zone permitting retail and service uses as well as a variety of car lots, car sales, automotive repairs and light manufacturing which is not permitted in the center of town. This zoning request is not

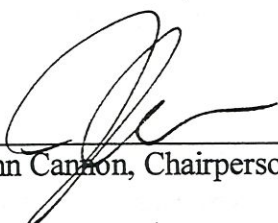
appropriate for this area and Terry recommended only CPUD zoning for this site. McNeal and Driver agreed that the concept of the mixed-use development and layout of the master plan is good; however, CG zoning would eliminate any control of future development of the site; therefore, this zoning request is not acceptable.

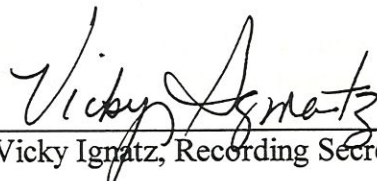
Motion by Manning to deny the request for approval of the Preliminary Master Plan for Worrell Farm, Davidson County Tax Map 33, Parcels 21, 40, 41, 43 & 213. Motion seconded by Trew. Motion passed unanimously.

Item #5 (9.1 #2-02) Consider the request of Randy Caldwell, Ragan-Smith & Associates, for approval to rezone 27.1 acres fronting the Worrell Farm property from HDRPUD to CG which includes portions of parcels 21, 42 & 40, Davidson County Tax Map 33, Parcels 21, 40, 41, 43 & 213.

Staff reviewed. Refer to discussion in item #4.

Motion to deny the request to recommend to the City Commission rezoning from HDRPUD to CG 27.1 acres fronting the Worrell Farm property which includes portions of parcels 21, 42 & 40, Davidson County Tax Map 33, Parcels 21, 40, 41, 43 & 213.



John Cannon, Chairperson

Vicky Ignatz, Recording Secretary