

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

September 10, 2001

5:00 PM

Massie Chambers

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

Absent: Margaret Wall, Susan Williams

Also Present: David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Vicky Ignatz, Rocky Montoya, Allen Ramsey, Dan Hawkins, Ken Anderson

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

Item #1 The minutes of the August 6, 2001 Planning and Zoning Board meeting stand approved as written.

Item # 2 (9.1 #12-01) Consider the request of R. L. Montoya, R.S.L., for approval of the final plat for the Cude Subdivision, Moncrief Avenue, Davidson County Tax Map 25-3, Parcel 26.

Staff reviewed. Lowe reported that four lots are created from what is now one tract of land that currently has one house on the property. The lots meet minimum zoning requirements and the plat meets the requirements for a minor plat.

Approval of the plat creates nonconformity in Lots 1 & 2 in that the garage that goes with the existing house sits on the new property line. The Board can consider ordering the demolition of the building prior to signing final plat. Another choice is to require a demolition bond to insure completion of the demolition in a timely manner.

Driver stated that the garage has been removed from the property. Lowe recommended that the plat be corrected to reflect removal of the building and deletion of Note #10. Lowe questioned the location of an accessory building two feet from the property line. Bennie Lane, Director of Codes, confirmed that the accessory building is located within setback regulations.

McNeal stated his concern in approving an additional three lots for the established area and retaining the integrity of the neighborhood. He requested consideration by the developer for placement of two homes instead of four homes on the site. Driver encouraged the developer to retain as many trees as possible during the development. Montoya agreed to present the Board's considerations to the developer.

Motion by Manning for conditional approval of the final plat for the Cude Subdivision, Moncrief Avenue, Davidson County Tax Map 25-3, Parcel 26 based on review and final approval of staff regarding removal of the demolished building and deletion of Note #10 from the final plat. Motion seconded by Trew. Motion passed unanimously.

Item #3 (9.1 #4-01) Consider the request of Allen Ramsey, Ragan-Smith and Associates, for approval of the revised site plan for First State Bank, Northcreek Blvd., Davidson County Tax Map 26, Parcel 72.

Staff reviewed. Lowe reported the approved plan for this site was for a drive-thru express bank with a provision on the plan for future expansion. Bank management recently decided to place the main office on this site rather than the site approved at Main Street and Hollywood Street. Thus, the revised site plan reflects the main bank building being built on this property. Minor technical changes were submitted to the engineer and the changes have been addressed.

As previously approved by the Board, modification of the median at Northgate Circle is required as well as the reworking of the access ramp into the site and the adjacent site located west of the proposed bank site. Staff is also concerned about the proposed monument signage. The site is located in Northcreek Commons and requires approval of the Northcreek Commons Architectural Review Committee. The Architectural Review Committee's written response listed the following requirements: 1) the dumpster screen is to be identified; all planting is required to be irrigated; additional planting is required in the front of the building; address the median break and curb cut on Northgate Circle approved by the City of Goodlettsville; the monument sign does not meet design standard and is not approved; and, identify all exterior light fixtures and provide cut sheets.

Cannon acknowledged that the size of the sign meets requirements; however, the monument base does not meet standards. The Board recommended the sign plan be withdrawn, revised and resubmitted to the Northcreek Commons Architectural Review Committee and staff for approval. Allen Ramsey, Ragan-Smith and Associates, agreed to withdraw the signage plan for revision. The revised plan will be submitted for approval to the ARC and the Planning Board.

Cannon presented a request to modify the approved site plan to permit the building materials for the exterior of the north wall of the express bank to change from brick to vinyl siding due to the this particular wall being temporary in nature and eventually connecting to the main bank building. Any approval needs to include a set time period permitting the vinyl siding to remain in place and, thereafter, be replaced by brick. Dan Hawkins, President, First State Bank, stated that the construction of the main bank building is scheduled to begin within thirty to sixty days after the completion of the express bank with an anticipated completion date within one year.

Motion by Coombs for conditional approval of the revised site plan for First State Bank, Northcreek Blvd., Davidson County Tax Map 26, Parcel 72 based on the final review and approval by the Northcreek Commons Architectural Review Committee and staff regarding the revised signage plan and compliance with a one year time period for the north side of the express bank's exterior wall to be covered in vinyl siding and, thereafter, be replaced by brick. Motion seconded by Hitt. Motion passed unanimously.

Non-Agenda Item

Wilson reported on the status of the I-65 interstate interchange improvements. Upon recommendation by the Planning Board, the City Commission directed staff to review the

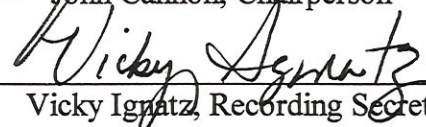
situation. Bill Terry determined there is potential grant money available through Metro Planning Organization for improvement to interchanges. A landscape architect developed a plan for Goodlettsville's interchanges and a grant application has been submitted to the MPO for review. Bill Braiser, Director of Public Works, has inventoried maintenance concerns regarding paving and shoulder conditions. These concerns will be addressed during a meeting with TDOT scheduled for next week.

Cannon asked for an update on the Major Thoroughfare Plan. Wilson stated he was not aware of the current status of the study. Bill Terry will investigate and report on the issue at the next meeting.

The meeting adjourned at 5:35 PM.



John Cannon, Chairperson



Vicky Ignatz, Recording Secretary