

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 7, 2001

5:00 PM

Massie Chambers

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

Absent: John Coombs, Susan Williams

Also Present: Bill Terry, Jim Thomas, Charlie Lowe, Bennie Lane, Vicky Ignatz, Mark Baker, Ron Lowry, David Dial, Randy Perry, Lloyd Gragg, Frank Variable, Brian Richter, Ralph Moore, Jeff Rhinehart, Howard Saunders, David Kuehnen

The meeting was called to order by John Cannon. Prayer was offered by Jim Driver. The minutes of the April 2, 2001 Planning and Zoning Board meeting were amended to reflect the attendance of Jim Hitt. The minutes of the meeting stand approved as amended.

Item #1 (9.1 #8-01) Consider a request from Ann Wilson, Old Hickory Too & Die Company, for the City to abandon the dedicated right-of-way for a portion of Connell Street.

Item deferred.

Item #2 (9.1 #6-01) Consider a request from Mark Baker, Civil Resource Consultants, for approval of an amendment to the master plan for Northcreek Commons for medical offices for Dr. Brett Darwin, Northcreek Blvd., Davidson County Tax Map 26, Parcel 26, Lot 13.

Staff reviewed. Terry reported the plan for the doctor's office was discussed during the approval process of the adjoining dentist's office as it relates to a shared access point for both offices onto Northcreek Blvd. Staff comments were addressed and revised by the design engineer. All zoning requirements have been met.

Motion by Driver to approve an amendment to the final master plan for offices for Dr. Brett Darwin, Northcreek Commons, Lot 14, Northcreek Blvd. Motion seconded by Galbreath. Motion passed unanimously.

Item #3 (9.1 #2-98) Consider a request from Ronnie Lowry, E. Robert Alley & Associates, for approval of an amendment to the final plat for The Townhouses at Windsor Green, Wyndom Court, Davidson County Tax Map 26, Parcels 40 and 115.

Staff reviewed. Terry stated the townhomes were previously approved and have been under construction for about two years. The developer, after marketing the first completed units, would like to convert some of the approved units from townhouses to flats. This will require a wider unit (from 24 to 30 feet and 33 feet) which requires an amendment to the plat. There are some technical corrections which need to be addressed.

Trew asked the developer if there is a projected completion date of project. David Dial, Dial Properties, Inc., stated due to slow sales and the impact of higher interest rates, the market has slowed. This amendment would better serve the market base and hopefully spur sales. However, a projected completion date cannot be predicted.

Motion by Hitt for conditional approval of an amendment to the final plat for The Townhouses at Windsor Green based on final review and approval by staff. Motion seconded by McNeal. Motion passed unanimously.

Item #4 (9.1 #9-98) Consider a request from Robert Perry, Barge Cauthen & Associates, for approval of the revised site plan for Metro Baptist Church, 322 East Cedar Street, Davidson County Tax Map 19-13, Parcel 94.

Staff reviewed. Terry reported the site plan for this church was approved by the Board on July 15, 1999. Due to cost considerations, the church has changed its plans in such a way that a revised site plan is required. Staff comments have been submitted to the design engineer, and a revised plan has been received. Most issues are resolved; however, the City Engineer will need to examine the drainage plan.

Two items remain unresolved. The church does not want to use a sprinkler system and has appealed the Codes Director's decision that a sprinkler system is required. This matter will be heard by the Board of Construction Appeals on May 16, 2001. The effect on the site plan is that the necessary sprinkler Y connection will have to be shown as well as the type material proposed on all exterior walls.

Robert Perry, Barge Cauthen & Associates, stated that Metro Baptist Church is also requesting approval to eliminate the parking lot island curbing due to budget considerations; however, the plan will contain the perimeter curbing and sidewalks. Terry offered that this is not in compliance with the current landscape ordinance nor is the regulation optional. The island curbing assists in protection of the landscaping and traffic flow patterns. Perry reported the elimination of the island curbing is a risk the church is willing to take due to the budget issue. Driver agreed that the elimination of the island curbing would be a poor design choice and that future additional expenses would be incurred to maintain landscaping.

Lloyd Gragg, Hardaway Construction Corp., detailed the exterior walls as consisting of a dark green metal standing seam roof, a red block wainscoat, and buckskin tan "Drivet" exterior walls.

Terry asked for Charlie Lowe's comment regarding the review of the retention sedimentation. Lowe acknowledged that the site plan would be filling in the flood fringe. The cubic yardage was displayed in the grading plan; however, the drainage calculations were not submitted for review. A review of the calculations would need to be made prior to final approval of the site plan. Also, the lighting plan has some dark spots on the right side of the building. Lighting needs to be placed closer to the curb with 1.2 ft. candles.

The north side of the building will need another light pole. Gragg requested that the lighting plan adjustments be addressed in the conditional approval.

Perry acknowledged the increase in landscaping was not addressed in the revised landscaping plan; however, the church is requesting a reduction in landscaping along the I-65 border to permit visibility of the building's roofline from the roadway. Terry stated that staff has not reviewed the revised landscaping plan and could not comment on this request; however, the monetary concerns for the project should not be the driving force in the final decision making process. Trew asked if the non-agenda items regarding the landscaping issues could be deferred. Perry agreed to a deferral of the entire item and agreed to submit a revised landscape plan to staff for review by Wednesday, May 9, 2001.

Motion by Wall to accept the request for deferral of the revised site plan for Metro Baptist Church and for the project engineer to submit a revised landscape plan and drainage calculations for review by staff. Motion seconded by Driver. Motion passed unanimously.

Item #5 (9.1 #31-88) Consider a request from Ralph Moore, Hart Freeland Roberts, for approval of the revised site plan for Connell Memorial Methodist Church, 113 Church Street, Davidson County Tax Map 19-13, Parcel 94.

Staff reviewed. Terry explained that the revised plan creates a larger parking lot on one side of the building. Staff comments have been submitted to the design engineer which have all been addressed. The additional parking area will require a detention pond to improve drainage characteristics toward the overpass on East Cedar Street. The City Engineer and the design engineer will need to finalize the drainage plan.

The plan shows four parking spaces that face toward Church Street and these spaces violate the required 10 feet setback from the public street for a parking lot. A request for a variance has been filed with the Board of Appeals; therefore, any approval by this Board would need to be conditional based on the approval of the variance. A point for the Board to consider is to sacrifice the four lots in question due to the proximity of the ingress/egress of the driveway.

Driver requested the Appeals Board also consider the approval or elimination of four additional parking lots facing Church Street as it relates to the driveway ingress/egress. The vote by the Appeals Board regarding the variance requests would become part of the official plan.

Motion by Hitt for conditional approval of the revised site plan for Connell Memorial Methodist Church based upon review and final approval by staff of the detention pond plan and the action of the Appeals Board regarding a front yard setback variance and retention or elimination of the four parking spaces fronting Church Street. Motion seconded by Wall. Motion passed unanimously.

Item #6 (9.1 #7.01) Consider a request from David Kuehnen, Gresham Smith & Associates, for approval of an amendment to the master plan for Dollar General Corp., Mission Ridge Drive, Davidson County Tax Map 16-10, Parcel 129.

Staff reviewed. Terry stated that Dollar General Corporation wants to install a large satellite dish on the low side of the property near Wade Circle and beside the existing maintenance building. Staff comments have been submitted to the design engineer and revisions have been received.

David Kuehnen, Gresham Smith & Associates, confirmed that the existing detention pond will adequately handle additional stormwater runoff based on a review by the City Engineer. The architectural plans for the exterior of the base will be the same materials used for the adjacent maintenance building. Landscaping has been added. The dish will be 25 ft. in diameter which will be partially screened from the Vietnam Veterans Bypass by trees and the maintenance building. Lowe suggested the landscape plan include evergreen trees and a dark colored cyclone fence. Kuehnen agreed to change out some species to evergreen trees.

Motion by Manning for conditional approval of an amendment to the master plan for Dollar General Corp. for a telecommunications tower based on review and final approval by staff of drainage calculations and a revised landscaping plan. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1 #9-98) A request was made by Robert Perry, Barge Cauthen & Associates, to reopen the hearing regarding the approval of the revised site plan for Metro Baptist Church, 322 East Cedar Street. Motion by Driver to reopen discussion regarding Metro Baptist Church. Motion seconded by Trew. Motion passes unanimously.

Perry asked to rescind Metro Baptist Church's request to eliminate the landscape curbing and the reduction in caliper inches of the landscaping plan. The project engineer agreed to submit a new lighting plan incorporating all staff requests and to submit drainage calculations to the City Engineer.

Motion by McNeal for conditional approval of the revised site plan for Metro Baptist Church based on the review and approval by staff of a new lighting plan, drainage calculations relating to flood plain cut and fill and a detention pond. Also, should the Appeals Board grant the variance for a non-sprinkled building, a sprinkler Y connection would need to be depicted on the revised site plan. Motion seconded by Trew. Motion passed unanimously.

Non-agenda item:

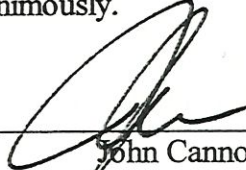
A request has been made by Southeast Venture Corp. for the City to release a \$25,000 bond for sewer line improvements to Lots 8 and 9 in Northcreek Commons. Due to the Conference Drive expansion, Public Works Department has relocated the sewer line. The cost to the City was \$20,000.

Motion by Wall for conditional approval to release a \$25,000 bond for sewer line improvements to Lots 8 and 9 in Northcreek Commons based upon receipt of funds in the amount of \$20,000 from Southeast Venture Corp. Motion seconded by Hitt. Motion passed unanimously.

Terry reported the Codes Department is encountering more instances of businesses storing and displaying chattel outside of a principal building and this is creating problems. The zoning ordinance is specific in regulating outside storage. However, the ordinance does not address the regulation of outside display chattel for sale. Discussion generated during a previous Planning Board meeting concluded to treat outside display of products for sale differently from outside storage. Staff is of the opinion that definite regulations concerning the issue should be developed.

McNeal asked if the issue was addressed by other cities. Terry acknowledged that the City is more restrictive than most cities and additional regulations would not be popular. Trew, Manning and Wall agreed that the visual aspect, the safety issue, and the need for a more unified regulation.

Motion by McNeal to request staff to review comparable ordinances in other cities and recommend more comprehensive regulations regarding permanent outside storage and sales. Motion seconded by Hitt. Motion passed unanimously.



John Cannon, Chairperson



Vicky Ignatz, Recording Secretary