MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 2, 2001 5:00 PM Massie Chambers

Present: John Cannon, John Coombs, Grady McNeal, Scott Trew, Jim Driver, Susan Williams, Gary Manning, Margaret Wall, Jim Hitt
Absent: Jim Galbreath
Also Present: David Wilson, Jim Thomas, Bill Terry, Bennie Lane, Vicky Ignatz, Allen Ramsey, Danny Hawkins

Prayer was offered by Jim Thomas. The minutes of the March 5, 2001 Planning and Zoning Board meeting stand approved as written.

Item #1 (9.1 #9.71) Consider request of Allen Ramsey, Ragan-Smith Associates, for approval of the revision to the master plan for Northcreek Commons CPUD, Section 8, Lot 11, First State bank, Northcreek Blvd. at Northgate Drive, Davidson County Tax Map 26, Parcel 72.

Staff reviewed. Terry reported the plan for First State Bank's branch drive-thru office was approved previously by the Board. The location of the driveway from Northcreek Blvd. required the relocation of a major transformer for the underground electrical system. It now appears that this is prohibitively expensive. Therefore, a revised driveway entrance has been designed that leaves the transformer as is; however, with a divided entrance island. If appropriate with NES, the Board may want to require some landscaping around the transformer.

Allen Ramsey, Ragan-Smith Associates, stated the relocation of the electrical transformer would cost $30,000 which is prohibitive. The new plan calls for a divided ingress/egress island. Manning and Cannon questioned the vehicle safety factor as it relates to the location of the transformer. Ramsey stated a six (6) inch curb cut would be installed, the island location is five (5) feet off the right-of-way and fifteen (15) feet from the edge of the pavement. McNeal stated his concern regarding the egress which appears to be in conflict with the location of the teller windows. Ramsey acknowledged that the traffic flow situation had been reviewed and revealed the need for an on-site signage plan which would direct drivers to yield appropriately. Coombs recommended that NES landscaping regulations be adhered to and that additional landscaping is included in the plan.

Motion by Coombs to eliminate the previously approved ingress/egress plan for First State Bank, Northcreek Commons and for conditional approval of the proposed divided driveway based on appropriate landscaping and final review and approval by staff. Motion seconded by Wall. Motion passed unanimously.

Item #2 Consider an amendment to the Goodlettsville Zoning Ordinance regarding Planned Unit Development regulations.

Staff reviewed. Terry reported the issue of whether planned unit development phases must be considered as a whole or must stand alone for purposes of completion of the plan is still being discussed. The City Attorney has the PUD review for Lenoxgate and Greens of Rivergate under advisement. However, one thing that has become clear is that the procedure would be much easier to defend if the ordinance specified that possibility on the front end. Therefore, an amendment needs to be drafted to place such language into the zoning ordinance.

Terry asked the Board to consider that language be established in the zoning ordinance regarding residential and commercial developmental phases and the power for annual review to extend or cancel a specific phase of a development prior to the time of the commencement of any development. The amendment would permit the Board to advise the developer the project is not being completed on a timely basis and proceed with the review process to determine the extension or cancellation of the specific phase of the project. The developer would then have the right to commence the approval process again. The action would not apply to current developments, only future developments. This amendment would be new case law.

Hitt stated his concern with such regulations due to the fact that most planned unit developments are constructed in phases based on financial considerations or to determine the viability of the initial phase. Cannon acknowledged the regulation would not be automatic or punitive in nature and the Board would use discretion in the decision making process. Terry added the regulation would provide a tracking instrument to keep planned unit development growth under control administratively. Terry recommended the review process occur annually.

Motion by Williams to recommend to the City Commission to amend the zoning ordinance by establishing language regarding residential and commercial developmental phases and to grant power to the Goodlettsville Planning Board to review specific phases of a development prior to the time of the commencement of a developmental phase and extend or cancel the proposed phase if warranted. Motion passed seven (7) to one (1). Hitt voted no.

Item #3 Discuss the Goodlettsville Sign Ordinance.

Terry reported the latest decisions by the Supreme Court and trial court interpretations make provisions in the current Goodlettsville Sign Ordinance questionable constitutionally. The current ordinance identifies a sign based on content such as civic, directional, commercial, etc. Location and manner of display can be regulated, not content. Therefore, the sign ordinance needs to be reviewed and rewritten to reflect current case law.

Motion by Coombs to request the Planning Director to review and revise the Goodlettsville Sign Ordinance to comply with current case law and submit said revisions within six (6) months. Motion seconded by Manning. Motion passed unanimously.

Non-agenda item:

Coombs initiated discussion regarding the current physical and visual conditions of the interstate exchanges within the City. He stated that the interstate ingress/egress system does not represent the spirit of Goodlettsville. Needed improves to each exchange should include resurfacing of existing ingress/egress roadway, installation of an adequate lighting system, and the addition of landscaping. State and city officials, the Chamber of Commerce, and citizens need to be involved in the process.

Motion by Coombs to make a recommendation to the City Commission to consider adoption of a resolution to state officials addressing improvements, serviceability and safety with regard to the three interstate exchanges in Goodlettsville. Motion seconded by McNeil. Motion passed unanimously.

John Cannon, Chairperson

Vicky Ignatz, Recording Secretary