

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 5, 2001

5:00 PM

Massie Chambers

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

Also Present: Bill Terry, Jim Thomas, Charlie Lowe, Bennie Lane, Vicky Ignatz, Brett Smith, Allan Ramsey, George Welch, Dan Hawkins, Ken Anderson, Don Bruce, Phillip Uldrich, Elly Johnson.

The meeting was called to order by John Cannon. The minutes of the January 8, 2001 Planning and Zoning Board meeting stand approved as amended.

Item #1 (9.1 #9.71) Consider the request of Paul Sauve, Ragan-Smith Associates, for approval of the revised final plat for Northcreek Commons CPUD, Section 10, Lots 13 & 14, Northcreek Blvd., Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Terry stated the plat creates two additional lots in the Northcreek Commons PUD fronting on Northcreek Blvd. The plat meets all requirements of the zoning ordinance. Allan Ramsey, Ragan-Smith and Associates, added the lots would contain a joint driveway easement aligning with the curb cut and driveway easement for the post office.

Motion by Hitt to approve the revised final plat for Northcreek Commons, Section 10, Lots 13 & 14. Motion seconded by Galbreath. Motion passed unanimously.

Item #2 (9.1 #3-01) Consider the request of Jared Gray, Ragan-Smith and Associates, for approval of the preliminary master plan for American Home Design, Conference Drive, Davidson County Tax Map 26, 102.

Staff reviewed. Terry reported this plan is for a new business on Conference Drive on currently vacant property adjacent to Northcreek Plaza. Several issues related to the plan have been resolved and the plan meets preliminary plan requirements. Letters of availability for water and sewer are still needed. Detailed architectural elevations are not available at this time, however, the owner has submitted pictures of a building similar to the plans for the proposed plan.

The Board will need to determine acceptable use of the property. The zoning for this property is GOPUD which is predominantly for office development. The district does permit retail sales if approved by the Board. This proposal is for an office/showroom and associated storage of the product sold by American Home Designs. Leaseable retail space will also be part of the building.

Allan Ramsey, Ragan-Smith and Associates, stated the building will consist of 8,000 sq. ft. of retail space, 5,000 sq. ft. of office space and 8,000 sq. ft. of showroom space. Don Bruce, owner of American Home Designs, stated a site problem has developed with the

site elevation being 17 feet higher than the road elevation. This situation is currently under consideration by the project engineers.

Galbreath questioned what storage requirements would be in place. Terry stated storage space is limited to 49% of store area. Williams inquired what impact the tractor trailers supplying materials to the business would have on Conference Drive traffic patterns. Bruce offered that truck traffic to the complex would be mostly van traffic with three tractor trailer deliveries per week. McNeal asked if all landscape requirements have been met. Brett Smith, Ragan-Smith and Associates, confirmed the plan complies with landscape regulations and that efforts would be made to save as many existing trees as possible.

Motion by Driver to approve the use of leaseable retail sales space in this GOPUD and to approve the preliminary master plan to include leaseable retail space for American Home Designs. Motion seconded by Trew. Motion passed unanimously.

Item # 3 (9.1 #5.94) Consider the request of George Welch, Ragan-Smith and Associates, for approval of the revised LDRPUD master plan for Braxton Park, Section 7, Sumner County Tax Map 142, Parcel 18.

Staff reviewed. Terry reported this is the final section of Braxton Park which will create 42 lots. The plan also extends Loretta Drive to Long Drive thus making the link complete for an outlet to the 31W Highway. Meetings have been held with Millersville officials, and they are in agreement with the connection to Long Drive. Elly Johnson, City Manager and Phillip Uldrich, City Commissioner represented Millersville and confirmed that the City of Millersville is agreeable to working with Goodlettsville to develop the intersection.

There are two issues for the Board to consider. First, a request has been made for a variance in the maximum permitted road grade. One of the short turn around streets, Lane Park Circle, is shown at 11% grade that exceeds the maximum permitted 10% grade. The engineer feels that too much cutting and filling would be required in order to achieve the required 10% grade. The Public Works Department has recommended approval of this variance. Second, there is an issue of a 90 degree turn in an open drainage ditch. Depending on the amount of water and size of the ditch, this may not be workable. The City Engineer will address this issue.

George Welch, Ragan-Smith and Associates, stated the required 10% grade creates a higher elevation, whereas, the 11% grade permits better lot access. A precedent of an 11% grade had been previously approved in another section of Braxton Park. He added that he had worked with Public Works Department regarding the grading issue. Welch agreed to work with the developer to create a more sweeping radius to assure proper drainage on Lot 92.

Coombs asked if there is any upgrade plan review for improvements to Loretta Drive. Terry stated this issue would be addressed later in the meeting.

Motion by Wall to approve the revised LDRPUD master plan for Braxton Park, Section 7, which will include an 11% grade on Lance Park Circle. Motion seconded by McNeal. Motion passed unanimously.

Item # 4 (9.1 #2-01) Consider the request of Jack Goodrich, SEC, Inc., for approval of the revised final plat for Roscoe Place, Davidson County Tax Map 25-8, Parcels 79, 80 & 81.

Staff reviewed. Terry reported this plat was previously approved by the Board when Dollar General wanted to build a retail store on the site at Hollywood Street and Dickerson Road. The property is now owned by First State Bank and they are proposing to build a bank on the site. The plat combines the existing three lots into one lot. All requirements for a final plat have been met. One minor deed correction needs to be made regarding an adjoining piece of property. Lot 17, Roscoe Place, needs to be added to Lot 81 as changed by purchase of property.

Motion by Coombs for conditional approval of the revised final plat for Roscoe Place based on the recording of the corrected deed, review and final approval of staff. Motion seconded by Driver. Motion passed unanimously.

Item #5 (9.1 #2-01) Consider the request of Allen Ramsey, Ragan-Smith and Associates, for approval of the site plan for First State Bank, Main Street, Davidson County Tax Map 25-8, Parcels 79, 80 & 81.

Staff reviewed. Terry stated the plan had been reviewed and revised according to staff recommendations, and it meets site plan and zoning requirements. There is one issue that needs to be resolved. In order to meet the zoning that limits paving to no more the $\frac{1}{2}$ of the required rear yard, the outside traffic lane at the drive-thru area is limited to 10 feet in width. This is not an adequate clearance width for a fire engine. The Fire Department has request that the lane be a minimum of 12 feet wide. This will require a variance from the Appeals Board.

Brett Smith, Ragan-Smith and Associates, reported the drive thru lane in question had been widened to 12 feet on the revised site plan.

Motion by Coombs for approval of the site plan for First State Bank, Hollywood Street and Dickerson Road. Motion seconded by Hitt. Motion passed unanimously.

Item #6 (9.1 #9.71) Consider the request of Allen Ramsey, Ragan-Smith and Associates, for approval of the revised master plan for Northcreek Commons CPUD, Section 8, Lot 11, First State Bank, Northcreek Blvd. at Northgate Drive, Davidson County Tax Map 26, Lot 72.

Staff reviewed. Terry reported First State Bank has plans to build a drive-thru branch bank on this site with the ability for future expansion to include an office building. The

plans have been revised as requested by staff, however, there are still some minor corrections needed. These are to show a 60 ft. setback line from Northgate Circle and to record a corrected plat including the description of the ingress/egress easement with the adjoining lot.

Two additional issues which need to be discussed are: 1) The bank is currently located on an adjacent lot which has the shared access easement. On the lot, the driveway was constructed from Northgate Circle with a grade that is too steep. Therefore, the bank and the owner of the other lot are requesting that the driveway be moved onto the bank lot in order to correct the driveway grade and then close the existing driveway on the adjacent lot. This will necessitate a widening of the median break on Northgate Circle by approximately 2 feet. If this is done, an offset will be created between the new driveway and the existing driveway for the motels across the street. This, in turn, may cause an increased hazard for the left turn movement out of each drive. 2) Should the above request be approved, a street light in the median will have to be moved. The plan does not indicate that the street light will be relocated to a new place in the medium. It appears this light needs to be maintained in the median unless information is presented to the contrary.

Brett Smith, Ragan-Smith and Associates, stated that the plan is the best option for repositioning of the driveway. The site will meet landscape requirements, streetscape and sidewalks will be continued along Northcreek Blvd. Hitt shared his concern regarding traffic flow and safety issues with removing the medium and that it would take away the viability of the location with uneven driveway accesses. Lowe offered that ideally you want curb cuts to align and eliminate all conflicting left hand turns. However, this plan will clean up the intersection for exiting from the existing parking lot along with the proposed site. Tompkins added that Public Works has reviewed the ingress/egress at the hotel and found the plan suitable. Smith added that several options regarding traffic flow and safety issues were considered and it was determined this plan is the most feasible.

Motion by Manning for conditional approval of the revised master plan for Northcreek Commons CPUD, Section 8, Lot 11, First State Bank based upon review of requested corrections and final approval by staff. Motion passed 8-1. Galbreath voted no.

Item #7 (9.1 #4-94) Review preliminary master plan for Lenoxgate Apartments, Northcreek Blvd., Davidson County Tax Map 26, Parcel 179, part of Parcels 4, 119, 147.

Item deferred by staff.

Item #8 (9.1 #19-94) Review preliminary master plan for The Greens of Rivergate, Davidson County Tax Map 33, Parcel 236.

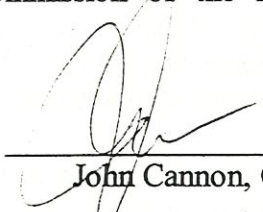
Item deferred by staff.

Non-agenda item:

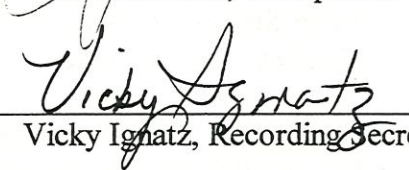
Terry presented the Major Thoroughfare Study's Plan Review questionnaire to the Board. The results of the Major Thoroughfare Study will be presented to the Board and the City Commission after the completion of the projected nine month study. This information will enable the City to develop long range plans for land use and better adapt future development to thoroughfare capacities. Loretta Drive and Caldwell Road were targeted as major concerns during the public meeting phase of the study.

Coombs stated his concern with the immediate need for action for improvements to Loretta Drive as a connector street between Long Hollow Pike and Long Drive. Thomas affirmed that recreational, pedestrian and motorized traffic has increased dramatically creating a dangerous situation. The construction of Long Drive will increase cut through traffic and enhance the problem. Trew added that he wants to see improvements made to Loretta Drive. He questioned Terry as how the Long Drive addition would impact traffic flow for the area. Terry responded that it should improve traffic flow along Long Hollow Pike and increase traffic flow on Loretta Drive. Also, Terry asked the Board to consider amending the subdivision regulations and require sidewalks as an improvement to Loretta Drive.

Cannon asked Commissioner Driver for his view of what immediate action the Board could take regarding the current physical condition, the current volume of traffic on Loretta Drive and concern for the future impact of the projected increase of traffic flow from Long Drive. Driver stated the Board has the right and obligation to make recommendations to the City Commission regarding both current and projected issues relating to Loretta Drive. He added that the Commission will base any action on the results of the Major Thoroughfare Plan with consideration of the Board's recommendation. He agreed to inform the Commission of the Board's concerns regarding Loretta Drive.



John Cannon, Chairperson



Vicky Ignatz, Recording Secretary