

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

December 4, 2000

5:00 PM

Massie Chambers

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

Absent: John Coombs

Also Present: Bill Terry, Jack Tompkins, David Wilson, Jim Thomas, Charlie Lowe, Bennie Lane, Vicky Ignatz, Lynn Vezina, Brett Smith, Mark Baker, Debbie Robinson, Pat Edison

The meeting was called to order by John Cannon. Prayer was offered by Grady McNeal. The minutes of the November 6, 2000 Planning and Zoning Board meeting stand approved as written.

Item #1 (9.1 #4-98) Consider request of J. Mark Baker, Civil Resource Consultants, LLC, for approval of site plan for offices and loading docks at the existing Spray-N-Wash, 980 Highway 31W, Sumner County Tax Map 141, Parcel 51.

Staff reviewed. Terry stated this site currently has a car wash on the front part of the property that was approved and built last year. An office building/warehouse is now proposed to the rear of the existing structure. The building will also have an upstairs apartment to be occupied by an employee of the firm presumably for security purposes. This is permitted by the zoning ordinance. Also, the zoning of the property is CG – Commercial General, therefore, the architectural restrictions recently adopted do not apply. The site plan was reviewed, corrections were adequately addresses by the project engineer and plans resubmitted.

McNeal questioned why the site plan did not provide an upper level layout, location of stairway, and the type of materials used in the approach apron to the dumpster pad. Terry responded the building plan would provide upper level layout and stairway details. Baker stated the dumpster pad would consist of 7 inches of concrete which complies with industry standards. Lowe could not speak to the structural basis of the plan; however, he agreed that it meets general industry standards as to the thickness of concrete and level of enforcement. His only concern is the 12 x 12 foot pad which allows only the front tires but excludes the rear tires of a front end loader to set on the pad. Terry stated this is not a published requirement for dumpster pads. Cannon asked if all the site requirements have been met. Terry stated all requirements have been met.

Motion by Williams to approve the site plan for offices and loading docks at the existing Spray-N-Wash, 980 Highway 31W. Motion seconded by Wall. Motion passed unanimously.

Item #2 (9.1 #5-94) Consider request of George Welch, Ragan-Smith and Associates, for approval of final master plan for Braxton Park, Section 7, Sumner County Tax Map 142, Parcel 18.

The applicant withdrew the item for consideration.

Item #3 (9.1 #9.71) Consider request of David Johnson, Ragan-Smith and Associates, for approval of final plat for Northcreek Commons, Section 9, Lots 1 & 2, Davidson County Tax Map 26, Parcel 79 and parts of Parcels 4, 119, 147.

Staff reviewed. Terry stated this is a final plat that will create four parcels, three parcels are zoned CPUD and one residential planned unit development is zoned RPUD, as part of the overall Northcreek Commons PUD. The plat constitutes the remaining land in phase two of the previously approved Preliminary Master Plan of Northcreek Commons Apartment Complex. Phase I was completed as Lenoxgate Apartments. This plat is the recording document for these properties, and at this point has nothing to do with the master plan.

Cannon asked if the plan meets all requirements for a final plat. Terry responded the plat meets all requirements.

Motion to approve the final plat for Northcreek Commons, Section 9, Lots 1& 2. Motion seconded by Hitt. Motion passes unanimously.

Item #4 (9.1 #2.88) Consider request of Brett Smith, Ragan-Smith and Associates, for approval of site plan for the Phillips Building, Northcreek Business Park, Section 12, Lot 2, Sumner County Tax Map 143-J, Parcel 4.

Staff reviewed. Terry reported the Board reviewed and approved a final master plan for this property in the Northcreek Business Park for a new office building. This building is adjacent to the doctors' building which has had a parking problem for a number of years. After consultations with the owners of the building, an amended plan has created a joint entry and provided more off-street parking for the doctors and hopefully eliminated the problem of on-street parking.

Brett Smith stated this plan would create one curb cut and clean up the streetscape. Cannon asked if additional parking were added. Smith responded that the parking for the doctor's office would gain an additional 10 spaces. Galbreath questioned if the parking shortage would continue with the new development. Smith answered that the parking spaces are based on the square footage of the building. The required parking is 82 spaces, whereas, the site plan proposes 91 parking spaces.

Motion by Hitt to approve the site plan for the Phillips Building, Northcreek Business Park. Motion seconded by Trew. Motion passed unanimously.

Item #5 (9.1 #6-00) Consider request of Michael Brady, Inc. to approve the final plat for the Jack In The Box restaurant, Long Hollow Pike and Cartwright Street, Davidson County Tax Map 19-13, Parcel 103 and Map 26-01, Parcels 126 & 129.

Staff reviewed. Terry affirmed the preliminary plat for the Jack In The Box property on North Cartwright Street at Long Hollow Pike was approved by the Board at the November, 2000 meeting. A number of corrections were required by staff and were presented to the designers. It appears that all the corrections have been made; however, staff is still in the process of reviewing the plat. A point to consider is whether it is appropriate to record a final plat prior to FEMA map revision approval. Barge Cauthen, project engineers, submitted a letter attesting to receipt of verbal approval by FEMA with the understanding a CMLOR letter will be forthcoming.

Cannon questioned if the Board should approve a plat without the FEMA approval. Goodlettsville has no assurances of the location of the proposed flood without proof of approval from FEMA. Terry responded that if the recorded plat and the FEMA letter are not consistent, a building permit would not be issued. Lynn Vezina, Project Construction Manager, offered the purchase agreement specifies that the permits must be issued before the sale of the property can be completed. Lowe suggested conditional approval of the final plat would be appropriate action due to the fact that the plat will be recorded prior to receipt of written approval from FEMA confirming map revisions.

Motion by Driver for conditional approval of final plat for the Jack In The Box restaurant based upon staff approval, receipt of the FEMA CMLOR letter and compliance with FEMA requirements. Motion seconded by McNeal. Motion passed unanimously.

Item #6 (9.1 #7-00) Consider request of the Goodlettsville Chamber of Commerce to amend the Sign Ordinance to permit permanent banner signs with accompanying sponsor signs on public street rights-of-way.

Staff reviewed. Terry reported the Goodlettsville Chamber of Commerce has inquired about the possibility of erecting decorative street banners along the major streets of the city for the purpose of beautification and identity. The sign ordinance does not address street banners specifically; however, it could be interpreted in such a way as to permit the banners. Another problem is that the Chamber wants to give recognition to any person or business that donates such a banner by displaying a sponsor banner name at the bottom of the theme banner. This would, in effect, constitute commercial advertising on a public right-of-way which is prohibited. An amendment to the sign ordinance would be required which could further compromise the ordinance.

Pat Edison, Beautification Committee Chairperson, stated the theme banners would be located on Main Street, Long Hollow Pike and Two Mile Parkway. Debbie Robinson, Executive Director of the Goodlettsville Chamber, advised that she had contacted Nashville Electric Service regarding permission to use service poles to mount and displaying sidewalk theme banners. Driver questioned if the banners displayed in Franklin list sponsors. Robinson stated the Franklin banners did not list sponsors. Williams asked if the Chamber could provide sponsorship recognition other than a sponsorship banner. Williams stated her concern regarding limited visibility of the sidewalk banners and recommended over-the-street banners. Robinson replied that the Beautification Committee would research alternatives; however, she shared her concern regarding the adverse impact on fund raising efforts to purchase banners by not permitting sponsorship recognition. The size of the banner has not been determined; however, the sponsorship banner would be smaller in size, be attached at the bottom of the theme banner, displayed for a one year period after banner would be permanently removed from the theme banner.

Galbreath inquired as to who would benefit from the banners. Robinson responded the banner program would kickoff the Beautification Committee's Main Street Revitalization Program with plans for a streetscape program and general beautification of the area. Seasonal and event related banners would promote economic development and tourism. Thomas asked how many banners would be utilized on the major thoroughfares and who would be responsible for installing, maintaining and storing the banners. Robinson acknowledged these aspects of the program had not been determined. Hitt agreed there is an obvious need for financial assistance for purchasing

the banners; however, he has a concern regarding sponsorship banners. Williams stated she was in favor of the banner program; however, she was opposed to sponsorship banners. Wilson offered that the City has considered changing to pole mounted Christmas decorations due to the deterioration of the current decorations. There is the possibility of the City and the Chamber working together on Christmas decorations. McNeal suggested the Chamber engage in research to determine quantity, cost, size, location, maintenance and storage of banners. Then return to the City with a request for financial assistance. Cannon recommended that Terry investigate the banner programs in Franklin and Springfield to determine requirements and restrictions.

Terry reminded the Board that an amendment to the sign ordinance could create a legal issue for future requests. The issue of public right-of-way versus private property, depending upon location of banner on the pole, would need to be addressed. Wilson stated the program would be easier to regulate and defend legally under a Main Street Revitalization Program. Driver suggested the Chamber consider donating the banners to the City. This action would permit the City to hang the flags.

Motion by Driver to defer action on this item until such time as the Chamber of Commerce can provide complete information regarding the banner program and submit the finding to the Board. Motion seconded by McNeal. Motion passed unanimously.

Item #7 Consider Ordinance 00-603 to amend the Zoning Ordinance regarding regulations for portable buildings and replacement of mobile homes and submit a recommendation to the City Commission.

Staff reviewed. Terry reported this item was deferred at last month's Board meeting to make requested additions in the proposed amendment. These additions have been accomplished. In Section 14-901(q), the Codes Administrator will be responsible for issuing temporary building permits for portable buildings for emergency purposes, contractors temporary office and contractors equipment sheds while the original building is under reconstruction. The building permit will expire and the portable building removed upon completion of reconstruction. In Section 14-903(q), should a mobile home be relocated to another pad within the park or a replacement mobile home moved into the park, it may only be replaced with another mobile home which has been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 540, et seq.). A building permit must be issued prior to relocation/replacement and such mobile home shall be inspected to determine compliance with the above action and the adopted Standard Housing Code.

Terry added that future consideration for this Board is the issue of the use of semi-trailers and drop trailers as storage trailers. This issue is tough to address and businesses will resist regulations if the ordinance is restrictive.

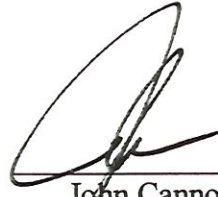
Motion by Galbreath to recommend to the City Commission consideration of Zoning Ordinance 00-603 regarding regulations for portable buildings and replacement of mobile homes. Motion seconded by Williams. Motion passed unanimously.

Item #8 Consider motion for review of preliminary master plans for Lenoxgate and The Greens of Rivergate.

Staff reviewed. Terry stated the zoning ordinance contains a provision that the Board may conduct a hearing with notice to the landowner on the status of an approved preliminary master plan that has not been carried out to final stages and construction. After such a hearing the Board may act to cancel approval of the plan. There are currently two such plans that have been approved but no activity has occurred on either project for over one year. These projects are Lenoxgate and The Greens of Rivergate. Cancellation by the Board of the approved preliminary master plan does not remove zoning classification of the land. A new preliminary master plan can be resubmitted and considered by the Board for approval. An amendment to the ordinance changed the number of permitted lots from 13 units per acre to 7 units per acre in a HDRPUD.

Motion by Drive to call for a public hearing to review the status of the previously approved preliminary master plans for Lenoxgate and The Greens of Rivergate. Motion seconded by McNeal. Motion passed unanimously.

The meeting adjourned at 6:23 PM.



John Cannon, Chairperson



Vicky Ignatz, Recording Secretary