MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

October 2, 2000 5:00 PM Massie Chambers

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

Also Present: Bill Terry, Jack Tompkins, David Wilson, Jim Thomas, Charlie Lowe, Vicky Ignatz, Shelley Lowe, Lynn Vezina, Jo Ann Yardley, Joyce Holman

The meeting was called to order by John Cannon. Prayer was offered by Jim Thomas. Driver requested the minutes of the September 11, 2000 Planning Board meeting be amended to strike the sentence in the additional agènda item stating "Motion failed to carry due to no second of the motion". The minutes of the meeting stand approved as amended.

John Cannon welcomed Gary Manning as the newest member of the Planning and Zoning Board.

David Wilson submitted copies of page 152 of the Webster's Dictionary and stated he wished to bring to the attention of the Board an error in the spelling of the word cul-de-sacs used by Bill Terry in the October, 2000 staff report. Wilson stated Mr. Terry used the incorrect plural spelling as culs-de-sac.

Item #1 (9.1 #6-00) Consider request of Michael Brady, Inc. to approve the site plan 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, Parcel 126 & 129.

Staff reviewed. Terry stated this plan is for a new location of the fast food chain as it enters the Nashville market. The site is impacted by the flood plain of the creek and by sewer lines and easements which has created a difficult site to develop. The company is proceeding with the process to amend the flood map for this site and move the creek thus creating a larger building area. The plan as reviewed has a few minor corrections. These corrections have been conveyed to the designers and changes have been accepted.

There are still two items on the plan that are different from the usual approval process. First, the design of the driveway ramps off Cartwright Street do not show a curb radius which is required for every driveway cut. The plan shows a 45 degree angle connecting to the street. Barge Cauthen argued the ADA alternative design is appropriate in regards to the connection of the sidewalks with the driveway ramps and curb radii. Shelly Lowe, Barge Cauthen and Associates, Inc., stated the ADA design standard is used in all Jack In The Box projects to comply with current regulations. Charlie Lowe confirmed that Metro adopted the new ADA Standard 314 for ramps in August, 2000 and that Barge Cauthen is accurate in proposing this design for the site. Terry stated the Board will need to decide if they want to adopt the ADA design or require the standard curb radii regulations.

The second issue is the minimum one (1) inch drainage slope requirement for drainage on site. Shelly Lowe, Barge Cauthen, stated the proposed .5% drainage slope at the drive thru will avoid a large grade change from the drive thru order window to the cashier window. The concrete pavement will maintain the .5% slope and catch basins are installed to address additional runoff. Charlie Lowe agreed concrete will permit accuracy of the slope; however, the .5% slope is lower than stated regulations. This is at the designer's request and any problems resulting from retention will be the result of such design.

Terry stated there are two items that need addressing prior to final approval. One is the need to record a new preliminary plat to combine the existing parcels. The second item is the necessity to obtain all relevant permits for moving the existing creek. These permits and amendments need to be in place before any permits (grading or building) are issued. This will include state ARAP permit, Corps of Engineers 404 permit, and FEMA flood map amendment. Shelly Lowe stated the CLOMR letter has been received and the approval process is currently in motion.

Tompkins stated he has contacted the engineers regarding the removal of a drain to the sewer at the dumpster pad, correcting a few reference notes and retention calculations, and clarifying the location of the force main. Shelly Lowe clarified that all these issues were addressed and submitted the corrected plans.

Terry commented that the metal roof of this project falls within the newly instituted architectural review requirements. The metal roof system appears to extend marginally into the wall system. Driver asked if approving this design would jeopardize future enforcement of the architectural review regulation. Terry confirmed that a similar design would have to be considered in the same way; however, it is unlikely another building with this unique design would appear before the Board. Lynn Vezina, construction manager, requested approval of the corporate colors of red and white, a red standing seam roof, and stucco finish walls with a white brick veneer. Vezina stated the standing seam roof is used purely as a roof application and not as part of the wall. The roof line extends over the soffit line and gives an illusion of being part of the wall; however, it is utilized as weather proofing for the roof line. McNeal stated the roof and wall system is an unusual design and appears to be a composite between a metal roof and light degree of a metal wall system; therefore, it is difficult to apply architectural review standards. McNeal asked what type of brick system will be used. Vezina stated the synthetic brick veneer is actually a 5/8" thick individually cast piece of concrete material that is applied to a mud set surface.

Cannon reviewed the conditions for approval and stated the by approving the site plan, the Board would be conceding the structure is a metal roof system and not a metal wall system. The company representative has assured the Board the standing seam metal roof system is not a weight bearing system and the unique design is a part of the soffit system. Manning asked for clarification that the soffit system is designed for rain diffusion. Vezina confirmed the soffit system if primarily used for rain diffusion and subsequently for asthetics.

Motion by Coombs for conditional approval of the site plan for Jack In The Box restaurant based upon approval of the new preliminary plat and obtaining all state and federal permits for relocation of the existing creek. Motion seconded by McNeal. Motion passed unanimously.

<u>Item #2 (9.1 #6-00)</u> Consider request of Michael Brady, Inc. to approve the preliminary 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. Staff deferred this item due to the fact the plat does not meet the requirements of a preliminary plat.

Item #3 Discussion of Willis Branch Road Annexation proposal.

Terry provided a map displaying the Urban Growth Boundary available for annexation by the City. He divided the area into four sections which include: Section A - Willis Branch Road, Section B - Allen Road, Section C - Long Hollow from the current city limits to and including Bland Pass, and Section D- Long Hollow from Bland Pass to Ralph Hollow Road. The study will be available to the Board at the November meeting. The study will include total acreage, assessed property value, property tax revenue, house count, population average, and state shared revenue. A cost analysis will include police, fire, street maintenance, and trash collection expenditures along with a comparison between revenue and cost of services.

There is a unique planning and zoning situation which currently exists in the Urban Growth Boundary area. Currently there is no zoning classification in the Urban Growth Boundary area. Under Chapter 1101, the City of Hendersonville lost the zoning authority for this area; therefore, the planning and zoning authority rolled back to the county. There are four options to attempt to adopt zoning for this area. First, the county can adopt a zoning amendment to legally establish a zoning district for the Urban Growth Boundary area; however, to date this has not been done. Second, the county could permit Hendersonville, who has regional planning status, to continue to exercise the zoning authority for the area. Third, the Sumner County Commission can be petitioned to grant the City of Goodlettsville regional planning status; whereby, we would then initiate the formal request to petition the county for authority for zoning within our growth boundary. Terry has spoken with the Sumner County attorney, Bill Wright, to consider such action on behalf of Goodlettsville. Fourth, the final option is to annex the property within the Urban Growth Boundary. Annexation would be the quickest action in order to initiate proper zoning classifications for the area.

Coombs requested confirmation that the two means of annexation are by referendum or ordinance. Terry confirmed these are the two means of annexation. Annexation by referendum does require the filing of a plan of action. The same level of services provided to current residents are to be provided in a timely fashion to the annexed areas. Theoretically, a plan of service would include police protection, fire protection, trash retrieval, zoning authority and enforcement, building code enforcement, emergency road and drainage maintenance immediately upon annexation. Other services could be phased in such as street maintenance. If this plan of service is satisfactory, there would be no challenge from the annexed citizens. If the annexed property owners were not satisfied, the property owners would need to file a lawsuit challenging the annexation and provide evidence the city can't carry out the plan of service.

Non- agenda items:

Trew referenced the October, 2000 Planning Board meeting and the Board's action in permitting a non-agenda item to be He felt that the Board should be cautious in allowing this action in the future. Driver agreed and stated he believed official action was taken by the Board to not allow non-agenda items to be presented to the Board. Wilson stated a search would be initiated to locate the record in which the Board established a policy against permitting non-agenda items to be presented.

The meeting adjourned at 6:08 PM.

John Cannon, Chairperson

Vicky Ignatz, Recording Secretary