MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 11, 2000 5:00 PM Massie Chambers

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

Also Present: David Wilson, Jim Thomas, Charlie Lowe, Vicky Ignatz, Steve Brown, John Edmondson, Thomas Anderson, Bennie Lane, Jo Ann Yardley, Greg Mayo, Susie Pemberton, Dan Hawkins, Ken Anderson, Larry Robinson, Brett Smith, Wood Caldwell and others

The meeting was called to order by John Cannon. Prayer was offered by Jim Thomas. Minutes of the August 7, 2000 Planning Board meeting stand approved as written.

Motion by McNeal to amend the agenda by allowing Tom Anderson, representing First State Bank, to ask the Board for direction regarding additional parking for their temporary business site. Motion seconded by Trew. Motion passed unanimously.

Item #1 (9.1#1-97) Consider request of Steve Brown, Barge Waggoner Sumner Cannon, to approve the final plat amendments for Twelve Stones Crossing for Phases, 1, 2 & 3 – Twelve Stones Court, Lots 20-27, Phase 2 – Twelve Stones Crossing, Lots 59, 61-64, Phase 4 – Joshua's Run, Lots 148-154, Sumner County Tax Map 143, Parcel 90

Staff reviewed. Lowe stated all of these plats involve lots on the culs-de-sac or dead end streets. The lots have narrow street fronts requiring the houses to be located farther back on the lot in order to obtain the necessary lot width which pushes them into the 50-foot setback. This request is to reduce the rear setback by 10 feet to 40 feet. The 25-foot landscape strip is also a part of that setback.

Cannon asked if these amendments would impact the footprints of the houses creating uneven location of houses on the lots. Brown stated the footprints would remain uniform. Galbreath asked why these setbacks were not included in the original plat. Brown stated the developer is requesting the amendments in order to build larger houses on these pie shaped lots and will not alter the asthestic aspect of the development.

Motion by Trew to approve rear yard setback plat amendments for lots 20-27 on Twelve Stones Court, lots 59, 61-64 on Twelve Stones Crossing, and lots 148-154 on Joshua's Run. Motion seconded by Hitt. Motion passed unanimously.

Item #2 (9.1 #9.61) Consider request of Britt Smith, Ragan Smith Associates, Inc., to approve the site plan for Randall Phillips Offices, Phase 1, Northcreek Business Park, Section 12, Business Park Circle, Sumner County Tax Map 143-J, Parcel 4.

Staff reviewed. Lowe stated the proposed office building is the remaining undeveloped quadrant at the intersection of Caldwell Road and Business Park Circle. The site plan meets all requirements. Wilson stated the Northcreek Business Park Architectural Review Committee has reviewed the plans and determined the building meets stated requirements.

Smith stated the building will be a shell office building with various tenant spaces available.

Motion by Driver to approve the site plan for an office building located in Phase I, Section 12, Northcreek Business Park. Motion seconded by McNeal. Motion passed unanimously.

Item #3 (9.1 #5-00) Consider request of Greg Mayo, Mayo Architecture Associates, LLC, to approve the site plan for an addition to Destination Nashville, Lot 16, 835 Wren Road, Davidson County Tax Map 34-1, Parcel 16.

Staff reviewed. The existing business is a converted home on Wren Road. Since the proposed expansion increases the square footage more than 1/3 of the existing building, the entire site must be brought into compliance with current regulations.

Lowe stated the plan has been re-reviewed and now meets basic requirements of the ordinance. He reported Jack Tompkins, City Engineer, approved the drainage analysis submitted. The Goodlettsville Appeals Board granted an open space requirement variance of 5 ½ feet based on the fact that there is not adequate space from the existing building to the property line to accommodate the required driveway and open space requirements.

Motion by Trew to approve the site plan for an addition to the existing building for Destination Nashville, 835 Wren Road. Motion seconded by Hitt. Motion passed unanimously.

Item #4 Discuss Willis Branch Road annexation proposal.

Staff reviewed. At the last meeting of the City Commission a request was made by a property owner for the city to proceed with the annexation of the remainder of Willis Branch Road. The Commission deferred action on the request with a suggestion that the matter be referred back to the Planning Board for more discussion.

The Planning Board studied the annexation issue several years ago. As a result of Public Chapter 1101 and the growth planning process all but one of the areas previously studied for annexation are a part of the Goodlettsville Urban Growth Boundary.

Cannon stated there are two issues regarding annexation to be addressed. The first issue is whether the proposed annexed area fits appropriately in the established planning and zoning growth plan established by the city. The second issue to consider is the financial feasibility; however, this issue is not the responsibility of this board. Cannon recommended that updated information regarding Willis Branch Road annexation be provided by the Planning Department.

Wilson stated the areas included in the previous study included Allen Road, Willis Branch Road, Hogans Branch Road, an additional area east on Caldwell Road, and an additional area north on Long Hollow Pike. The area on Caldwell Road has been annexed due to the Twelve Stones Crossing development. Another factor has developed since the approval of the urban growth boundary. Previously, the Willis Branch Road and the Allen Road areas were under the regional zoning authority of the City of Hendersonville and in their planning region. On the effective date of the county growth plan, the Hendersonville planning region was automatically rolled back to coincide with their urban growth boundary. Therefore, the planning and zoning authority for these areas, which are now in the Goodlettsville Urban Growth Boundary, went back to Sumner County. The county has a history of no planning, weak zoning and little enforcement.

The only way for Goodlettsville to have any control on the development and housing pattern in these areas is to annex them.

Driver stated that from a Commission standpoint he would like to see the Board evaluate the entire urban growth boundary and provide a recommendation to the Commission. Wilson stated that a individual residing on Allen Road has stated his interest in the annexation of this area.

Motion by Driver to direct the Planning Department staff to review and update the initial annexation survey to include the four remaining areas in the urban growth boundary. This update should contain a property summary, a financial analysis including revenue and expenditures, and a map denoting location of each area. The Planning Board will review the survey and make a recommendation regarding annexation to the City Commission. Motion seconded by McNeal.

Additional Agenda Item:

Consider a request by Thomas Anderson, Architect, Inc. to allow discussion regarding a site plan for First State Bank.

Tom Anderson presented a site plan depicting the First State Bank's temporary location in the Carousel Building on Conference Drive with a temporary off-site parking area located on an adjacent parcel east of the existing building. Mr. Anderson is requesting permission to grade this area, lay a shot and chip surface, place a permanent curb cut on Northgate Circle, and landscape the parking area. This additional parking will provide 20 parking spaces for bank employees and alleviate a potential customer parking problem for the entire business complex. The temporary location will be ready for occupancy in early October and the bank's management would like this parking area in place at that time. Mr. Anderson would like to identify a permanent curb cut which will be utilized for the temporary and permanent bank buildings. The current grade of the existing curb cut is too steep and can be physically detrimental to automobiles entering/exiting this location.

Lowe stated the original site plan for the development identifies the current curb cut which aligns with the medium cut as a joint user access for Northgate Circle. This would discourage any additional curb cuts along the property. Lowe stated the time frame of the use of the temporary parking lot needs to be addressed. If this is indeed a 3-6 month period, some courtesy can be considered. Should the time period be open ended, the entire parking lot should be brought into compliance with the zoning ordinance and Northcreek Commons architecture standards. Anderson stated the proposed temporary parking lot would be in use for a period of approximately two years or until the new bank building can be completed. Thomas suggested that fire hydrant compliance be considered in making this determination.

Motion by Driver to defer the item and refer the request to staff for review. There was no second to the motion. Cannon reopened discussion.

Galbreath asked Lowe if the current number of parking spaces for the Carousel building is compliance with regulations. Lowe stated the site plan for the Carousel's parking spaces were in compliance upon approval of the plan approximately three years ago. There have been no amendments to parking standards since that time; therefore, he would assume the parking spaces are in compliance. Galbreath asked why the bank is requesting additional parking. Anderson stated the banking industry recognizes the need for additional parking spaces and also provide the adjacent businesses adequate parking for their customers.

McNeal made a suggestion that the proposed parking lot be developed in compliance with zoning and landscaping regulations to accommodate the temporary and permanent bank facility. Anderson revised the request to approve the temporary 20 space parking lot only and withdraw the request for approval of the site for a new curb cut. Trew stated his concern about setting a precedent regarding a long term temporary parking lot. Anderson revised the request to approve the 20 space parking lot which would meet all zoning and landscaping requirements.

Driver asked again for a second to his motion to defer the item and refer the request to staff for review. Motion seconded by Trew. Motion passed 3-2.

The meeting adjourned at 5:55 PM.

John Cannon, Chairperson

Vicky Ignatz

Vicky Ignatz, Recording Secretary