MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING AND ZONING BOARD

May 1, 2000 5:00 PM Massie Chambers

Present: John Cannon, Scott Trew, Grady McNeal, Jim Galbreath, Susan Williams, Jim Driver, John Coombs, Jim Hitt
Absent: Margaret Wall, Mary Ann Gourley
Also Present: David Wilson, Jim Thomas, Bill Terry, Jack Tompkins, Charlie Lowe, Vicky Ignatz, Steve Brown, Frank Horton, Jim Lambert, Richard Uselton

Prayer was offered by Jim Galbreath. The minutes of the April 3, 2000 Goodlettsville Planning and Zoning Board stand approved as written.

Item #1 (9.1 #1.97) Consider request of Steven Brown, Barge Waggoner Sumner Cannon, to approve revised final plat for The Estates at Twelve Stones, Willis Branch Road, Sumner Co. Tax Map 143, Parcel 81.

Staff reviewed. Terry stated this plat is a revision of the previously approved final plat for this subdivision. The purpose of the plat is to remove the dedication of the street to the public and to make said street a private street. The road must be built to the same standards as a public road. The City will not be responsible for maintenance of the roadway. There are some technical changes and additions that have been verbally agreed to by Steve Brown, design engineer. The Deed Restrictions and Declaration of Covenants for The Estates at Twelve Stones have been submitted. There needs to be an addition to the Declaration and Covenants that specifically addresses the issue of the private road, gate, common access easement and private maintenance of roadway.

Terry asked whether the drainage structures running under the private road will be maintained publicly or privately. Steve Brown, Barge Waggoner Sumner & Cannon, stated the developer would prefer to leave the storm water drainage system as a public easement. Tompkins, Public Works Director, stated the City will take responsibility for the public utility and drainage easements. This will permit the City to make needed repairs to drainage and sewer systems.

Motion by Williams for conditional approval the revised final plat to indicate a private road, gated entrance, common access easement, public utility easements. Motion seconded by Trew. Motion passed 7-0.

Item #2 (9.71) Consider request of Jim Lambert, Gresham Smith & Partners, to approve the revised master plan for Dollar General Corporation retail site, North Creek Commons CPUD, Davidson Co. tax map 19-14, parcel 18, Lot 1B.

Staff reviewed. Terry stated this is the final master plan for the proposed retail site for the Dollar General Corporation to be located on Northcreek Blvd. There were a number of staff comments given to the design engineers and most of these have been addressed. There are some minor technical issues to work out. However, there are two points recommended by staff to which the engineers did not agree. These are: 1) A partial redesign of the parking lot to improve the entrance radius; and 2) The replacement of a guardrail along the side of the building with a curbed landscape area.

Jim Lambert, Gresham Smith & Partners, stated the parking lot is a standard layout for Dollar General retail sites. It flows well with future development in the CPUD. Dollar General has been having difficulty with vehicle parking located on the sides of the building. The driver will back out of the parking space and hit the building. Three (3) ft. sidewalks have been placed next to building without any success. Guardrails were installed right next to the buildings with paving to the building which has eliminated damage to the buildings. The recommendation by staff of a 2 to 3 ft. green space next to the building would create a maintenance problem and inhibit growth of plants.

Charlie Lowe, Ragan Smith & Associates consultant, recommended the reorientation of the parking lot for two reasons: 1) To align the drive isle with the drive isle beside the building to eliminate the existing offset; and 2) To improve the radius as you enter the site from Northcreek Blvd. The existing entrance provides for a 180 degree turn and the adjustment would provide more length for the radius. There is no change in the amount of parking spaces and would allow for better vehicle movement. Jim Lambert stated after seeing the sketch presented by Charlie Lowe, he misunderstood the staff review comment and agreed to the reorientation of the parking lot.

Cannon asked for staff comments regarding the guardrail issue. Terry stated from a design prospective you would want more room between the wall of the building and the parking lot. The recommendation for 2 to 3 feet of green space was derived from the 26 ft. available in the driveway, whereas, 24 ft. of isle way is required for 90 degree parking spaces. The 5 ft. setback along the side of the property is being considered by the Architectural Review Board (ARB) of the Northcreek Business Owners Association. The City does not have any specifications for setbacks relating to interior property lines of PUD. The setback is based upon the approval of the master plan in the layout and design of the site itself. Therefore, the setback basically complies with the City's regulations, if the Planning Board and Northcreek ARB agrees to the setback. Terry stated he has not spoken with Wood Caldwell, Chairman of Northcreek ARB regarding this matter. He has raised the issues with the Planning Board because the Board does have architectural review authority relating to PUDs. The Planning Board is independent of the ARB and can make its own determination

Cannon asked Mr. Lambert if he had been in contact with Northcreek's ARB. Lambert stated he has not spoken with Mr. Caldwell regarding the ARB's decision regarding the setbacks; however, he has spoken with him regarding signage for the site. Verbal approval from the ARB has been given to Dollar General Corp. to add a strip sign into the existing ground signs on Northcreek Commons. Also, Dollar General Corp. has been given verbal approval by the ARB to add a sign to the existing signage on Long Hollow Pike. The signage plan will still have to be approved by the Planning Board.

Cannon, Coombs, Driver and Trew stated they would like to see the corporation's prototype upgraded to meet the standards of Northcreek Commons. Lambert asked the Board for specific details for required improvements. Cannon summarized for the Board stating Dollar General's interior layout and front signage can remain prototypical. More consideration needs to be given to the exterior appearance by: 1) no guardrail up against building; 2) variations and definition in brick pattern, banding, etc. for 125 ft. walls; and 3) 5ft. of open space with landscaping next to building. The Board will agree to a decrease of 3 ft. of green space between the curb and the property line in order to allow for vegetation along sides of building. Terry stated consideration will need to be given the development of the adjoining property as it relates to the concession of green space for Dollar General. Cannon asked Lambert to consent to a deferral based on the suggestions for additional exterior design modifications. Lambert agreed to a deferral.

Motion by Driver to defer the item. Motion seconded by McNeal. Motion passed 7-0.

Non-agenda Items:

Item #1 Terry stated the Board needs to address the pending letter of credit for Twelve Stones Crossing, Phase I. Jack Tompkins, City Engineer, inspected the site and determined it to be 60% complete. He requested a reduction in bond from $98,000 to $38,335 and an extension of said bond for a one year period is requested.

Motion by Hitt to approve the reduction of bond from $98,000 to $38,335 and an extension of the bond for a one year period for Twelve Stones Crossing, Phase I. Motion seconded by Williams. Motion passed 7-0.

Item #2 Terry stated Richard Uselton, developer for Northcreek Plaza, Phase I, has requested the $26,000 letter of credit be released. The bond covers two items: 1) the landscaping for the project, and 2) a contribution to the proposed stop light to be placed at the intersection of Northcreek Blvd. at Conference Drive after the expansion of Conference Drive. Uselton has presented to the City of Goodlettsville a cash donation of $5,000 to compensate for the traffic light in order to release the bond. Terry stated there is a problem with the current landscaping on the property. Skip Heibert, the landscape architect for the project, notified the Planning Office that some of the materials installed do not meet the size guidelines approved by the Board on the site plan and landscaping plan. There are a total of 29 trees in the landscape plan, with 23 trees being undersized ½" caliper per tree totaling approximately 11 caliber inches. Screening around the dumpster needs to be completed. Uselton explained the second phase of the project has begun with the intent of placing a second dumpster pad next to the existing pad and screening the dumpster area at one time. Uselton has requested the project landscaper to replant trees which meet standards; however, he had not received a reply from the landscaper at this time.

Driver stated he did not advocate removing existing trees. A possibility for compensation is to require additional landscaping to meet the total caliper inch requirements. Lowe asked the Board to be deliberate in not compromising the City's landscape ordinance when a site is found to be deficient. Additional landscaping should always be required to meet standards when a site is non-compliant.

Terry stated a site analysis indicated additional grading for the drainage ditch is required due to standing water in the ditch. The major issue for the site is that four handicapped parking spaces and two handicapped ramps were designated on the construction plans; however, there are only two handicapped parking spaces and no ramp. There is a non-compliant site item regarding an air conditioning unit located on the rear sidewalk of the building that cannot be corrected. Uselton stated he will add the two handicapped parking spaces and a ramp on the left and right sides of the front of the building. McNeal asked Uselton if the second phase of the project calls for the air conditioning unit to be located on the rear sidewalk. Uselton stated the air conditioning unit for Phase II will be located on the rear sidewalk. Terry stated the dumpster screening, grading of drainage ditch and addition of handicapped parking spaces and ramps can be corrected; however, the air conditioning unit on the side walk for Phase I would be difficult to address since it is already built.

Motion by Driver to deny the request for the release of the $26,000 letter of credit until which time the stated deficiency can be corrected. Motion seconded by Trew. Motion passed 7-0.

Cannon directed Uselton to correct handicapped parking spaces and ramps, grading of drainage ditch and meet with staff to correct deficiencies for landscape requirements. The $5,000 check for proposed red light at Northcreek Blvd. at Conference Drive will be returned to Uselton.

McNeal asked if Phase II will include the location of the HVAC unit on the rear sidewalk. Terry stated there is no public parking in the rear of the building, the proposed sidewalk will provide employees ingress/egress from the building and will not cause a problem for pedestrian flow. Therefore, there is no need to revise rear sidewalk dimensions.

Agenda Item #3 Discussion of the zoning administration to provide development standards for community properties.

Terry stated after reviewing development standards with Ragan Smith & Associates, he has determined the standards need additional consideration. The development standards need to be integrated into the existing ordinance by staff.

Therefore, Terry presented an amendment to Chapter 9 addressing architectural character for commercially developed sites which provide design criteria for exterior building materials for CSL, CC, OP, CPUD, CPUDL and GOPUD zoning districts. The Board asked Terry to review item (b) (3) of the amendment and clarify the regulation. McNeal asked for glass to be included in exterior wall building materials. Terry will present revisions of the architectural standards at the next meeting.

The meeting adjourned at 6:43 PM.

John Cannon, Chairperson

Vicky Ignatz

Vicky Ignatz, Recording Secretary