MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING AND ZONING BOARD

April 3, 2000 | 5:00 PM | Massie Chambers

Present: John Cannon, Scott Trew, Grady McNeal, Jim Galbreath, Mary Ann Gourley, Jim Driver, Margaret Wall, John Coombs
Absent: Jim Hitt, Susan Williams
Also Present: David Wilson, Jim Thomas, Bill Terry, Jack Tompkins, Charlie Lowe, Vicky Ignatz, Larry Wynns, Steve Bridges, Bruce Rainey, Bobby Goad Sr., David Kuehnen, Ann Crawford, Jim Crawford, Warren Hill, Mrs. McClung

Prayer was offered by Grady McNeal. The minutes of the March 6, 2000 Goodlettsville Planning and Zoning Board stand approved as written.

Item #1 (9.1 #8-94) Consider request of L. Steven Bridges, Jr. to approve final master plan for The Wynlands, Phase II, Sumner Co. Tax Map 143, Parcel 17.01 & 17.02.

Staff reviewed. Terry stated Phase I and Phase III were approved by the Board two years ago. Phase I is completed and Phase III is almost complete. Phase II construction will be divided into two phases. The pumping station and the detention pond for the development were completed in Phase III of the project. The PUD's deed restrictions and covenants for Phase I were previously approved. Deed restrictions and covenants for Phases II and III need to be updated and submitted to the Planning Office. There are some minor technical details, primarily drainage issues, which need to be addressed.

Motion by Wall for conditional approval of the final master plan for The Wynlands, Phase II based on final staff approval. Motion seconded by Gourley. Motion passed 7-0.

Item #2 (9.1 #8-94) Consider request of L. Steven Bridges, Jr. to approve final plat for The Wynlands, Phase II, Sumner Co. Tax Map 143, Parcel 17.01 & 17.02.

Staff reviewed. Terry stated there are some minor drafting details which need correction and bonding for the improvements will be required by the City Engineer.

Motion by Coombs for conditional approval of final plat for The Wynlands, Phase II based on final staff approval and acceptance of a bond. Motion seconded by Trew. Motion passed 7-0.

Item #3 (9.1 #14-89) Consider request of Bruce Rainey to approve final plat for Bobby S. Goad Sr. property, 124 Two Mile Pike, Davidson Co. Tax Map 26-1, Parcel 106.

Staff reviewed. Terry stated there are technical issues which need to be addressed. A permanent access easement for the flow through traffic lane needs to be added. Tompkins stated an easement for sewer lines needs to be included in the plan. Lowe suggested a statement recognizing the property was subdivided to allow for the sale of one lot be included on the plat.

Bruce Rainey, Bruce Rainey and Associates, stated that Bobby Goad, Sr., the property owner, agreed to include the flow through traffic lane to become a part of the plat.

Motion by Driver for conditional approval of the final plat for the Bobby S. Goad, Sr. property based on final approval of staff. Motion seconded by Gourley. Motion passed 7-0.

Item #4 (9.1 #14-89) Consider request of Bruce Rainey & Associates to approve revised preliminary master plan for Goodlettsville Summer Camp, 124 Two Mile Pike, Davidson Co. Tax Map 26-1, Parcel 106.

Staff reviewed. Terry stated this item has been removed from the agenda . The applicant is not seeking approval of the plan at this time; however, he is requesting the input of the Planning Board regarding the concept plan for a change in use. The proposal is to convert the property to a day care center. The major issue with the use and location is vehicular ingress/egress. The lot is small and narrow, which would prohibit standard parking lot and driveway requirements.

Bruce Rainey stated the location would accommodate a before and after school program between the hours of 6:00 AM – 9:00 AM and 2:00 PM – 6:0 PM during the weekdays and full time day care approximately ten weeks during the summer. Due to the physical limitations of the campus, approximately 50 children, ages 6-12 years of age, would be enrolled. Parents would be encouraged to drop their child at the day care's entrance and discouraged from parking due to limited parking spaces. Because of the limited parking and traffic lanes, a variance request for parking lot requirements would be presented to the Planning Board.

Bobby Goad, Sr., the property owner, agreed to permit the day care the use of the flow through traffic lane currently in existence. This traffic lane can be accessed on Long Hollow Pike at the car wash. There is also the possibility of day care staff parking to be located on the site of the car wash. A fence will be erected to separate the traffic lane from the classrooms and play area.

Coombs asked if the flow through traffic lane is recorded and dedicated on the final plat. Terry stated the driveway is located on the master plan, but not on a recorded document. Coombs stated his concern for the approval of a variance wherein future use of the property for a day care could include infant and preschool children, which would require additional parking. Terry stated the variance would go with the land and not the individual business. Driver stated the traffic volume would increase peak hour traffic. Coombs noted the danger for drivers traveling from Sumner Co. to utilize the flow through traffic lane at Long Hollow Pike. McNeal asked if two-way traffic lanes are to be utilized on the site. Rainey stated two-way traffic lanes were not applicable due to the limited width of the property.

Driver stated due to site restrictions and the need for a variance for parking lot requirements, he was not in favor of the proposed project. All other board members were in agreement of rejecting the proposed plan.

No action was taken by the Board.

Item #5 (9.71) Consider request of Russell Pitzer, Gresham Smith & Partners, to approve final plat for re-subdivision of Lot 1B, North Creek Commons CPUD, Davidson CO. Tax Map 19-14, Parcel 18.

Staff reviewed. Terry stated there are a few minor corrections to the plat. Tompkins stated the bonding issue for public sewers will need to be addressed.

Motion by McNeal to approve the final plat for the Dollar General Corporation's retail site in North Creek Commons CPUD and to accept a bond for public sewers. Motion seconded by Gourley. Motion passed 7-0.

<u>Item #6</u> Discussion of the zoning administration to provide development standards for community properties.

Terry presented the Board with a first draft of 11-906: Development Standards in all Commercial and Planned Unit Development Districts. These standards will establish design criteria for new developments to promote the community's attractiveness as a place to live and work promote qualities of the natural environment, sustain the community's economic well being, safeguard the public investment made by the city in all public buildings and lands and raise the overall quality of life in the city. Terry asked the Board to review the regulations and be prepared to discuss the issue at the next Board meeting.

No action was taken by the Board.

<u>Non-Agenda Item:</u>

<u>Item #1</u> Request for Release of Letter of Credit for Woodwyn Hills, Section III

Staff reviewed. The improvements in Woodwyn Hills, Section III are complete and have been inspected. The city is currently holding a letter of credit in the amount of $35,000 which expires April 30, 2000. The developer has requested the release of the letter and acceptance of the improvements by the city.

Tompkins stated there are minor corrects to be made to the existing roadway. However, the larger issue is should the letter of credit be released due to continued use of the roadways for future construction and continued maintenance expenditures. He will access the roadways and communicate with the developer regarding renewal of the letter of credit.

Motion by Gourley to permit the staff to determine if the letter of credit should be renewed or if a monetary payment can be accepted for ongoing maintenance of the roadways is Woodwyn Hills, Section III. Motion seconded by Driver. Motion passed 7-0.

The meeting adjourned at 6:12 PM.

John Cannon, Chairperson

Vicky Ignatz

Vicky Ignatz, Recording Secretary