MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

December 6, 1999 5:00 PM Massie Chambers

Present: John Cannon, John Coombs, Scott Trew, Susan Williams, Jim Galbreath, Mary Anne Gourley, Jim Driver, Jim Hitt
Absent: Pat Lydon, Margaret Wall
Also Present: David Wilson, Bill Terry, Vicky Ignatz, Charlie Lowe, Jim Thomas, Steve Brown, David Kuehnen, Jack Tompkins, Steve Brewster, L. Steven Bridges, Tom Rosenthal

Minutes of the November 1, 1999 regular Planning Board meeting were adopted as submitted.

Item #1(9.1#13-99)Consider request of Steve Brown, Barge Waggoner Sumner & Cannon, to approve site plan for Rivergate Auto Auction, 813 Louisville Highway, Sumner co. Tax Map 152, Parcel 15.

Staff reviewed. Bill Terry noted the owners previously erected a 5,000 square foot metal structure with a majority of the existing land usage either paved or graveled. An expansion of 2,500 square feet is planned. Because the expansion will exceed 1/3 of the existing square footage, a new site plan is required.

Due to the fact the site has been paved for a number of years, the company requested a variance from the City's Landscape Ordinance. The request for a variance was heard by the Board of Appeals at the November meeting. Due to the nature of the existing site and the cost to bring it into compliance, the board granted the variance.

Cannon questioned if the sewer issue had been addressed. Terry stated the issue had not been completely addressed. When this business was established, sewer service was not available. Due to property acquisition by the owner, connecting to the public sewer line is now available. Steve Brewster, owner of Rivergate Auto Auction, stated he would be willing to connect to the system to comply with regulations.

Terry also stated the adjoining property owner is currently utilizing a sewage holding tank which is not being properly maintained. There are codes and health issues which need to be addressed concerning the holding tank. However, this situation has no bearing on the request for site plan approval for Rivergate Auto Auction.

Motion by Coombs for a conditional approval of site plan pending final staff approval. Motion seconded by Hitt. Motion passed unanimously.

Item #2 (9.1#9-99) Consider request of L. Steven Bridges, Jr. to approve site plan for Rivergate Pet Emergency, 910 Meadowlark Lane, Davidson Co. Tax Map 34-1, Parcel 6.

Terry stated the resubmitted plans with required corrections have not been reviewed by staff. The plan is to construct a new building on the site of the existing clinic. When the new building is complete, the existing building will be demolished and the site completed. The Board of Appeals at the May, 1999 meeting approved a variance for front yard setback. Initial site plan was submitted in August; therefore, the new landscape ordinance does not apply to this project.

Jack Tompkins stated his concerns regarding drainage calculations for the site. He will work with Bridges to clarify the issue.

Bridges stated the project is under the control of a building committee. The committee has consulted an architect regarding upgrading the exterior building materials and design of the building. These changes will not affect the approval of the existing site plan.

Trew questioned the location of the dumpster. Terry stated the solution to the close proximity of the dumpster to the public road would be to install a turnaround which requires a space of 75 feet. Bridges noted the lot will not accommodate this application.

Motion by Williams for a conditional approval of revised site plan subject to final staff approval. Motion seconded by Gourly. Motion passed unanimously.

Item #3 (9.1#6-94) Consider a request of L. Steven Bridges, Jr. to approve site plan for Long Hollow Square, East Cedar Park offices, 203 East Cedar Street, Davidson Co. Tax Map 26-1, Parcel 24.

Terry stated the resubmitted plans with required corrections have not been reviewed by staff. This is the final lot of Long Hollow Square PUD, Phase III and proposes a small office building in accord with the preliminary master plan which include the Sonic Drive-in restaurant and Capital Bank and Trust. The new landscape ordinance requirements are in effect for this project. Since this project is being built, it will eliminate the need for Capital Bank and Trust to build a temporary exist road onto East Cedar. The sign plan has not been submitted; therefore, Mr. Bridges will need to return to the Board for sign plan approval.

Bridges stated he has attempted to comply with all requested corrections for the site plan. The building will be a metal structure with brick veneer and a standing seam metal roof. An attempt will be made to coordinate the brick colors with that of Capital Bank and Trust. Driver was concerned over the back of the building's appearance from Long Hollow Pike due to a 20 ft. elevation. Bridges stated tree screening will be used to buffer the plain appearance. The Board suggested inserting a fascia around the back and sides of the building with varying colors, adding windows, awning or canopy, and large fast growing trees.

Williams was concerned if the railway overpass will effect the site clearance of the driveway. Terry stated the site clearance is adequate and more advantageous than the temporary exist road proposed by Capital Bank and Trust.

Motion by Hitt for conditional approval of revised site plan subject to final staff approval and for L. Steven Bridges to resubmit architectural and sign plans. Motion seconded by Gourley. Motion passed unanimously.

Item #4 (9.1#28-96) Consider request of David Kuehnen, Gresham Smith & Partners, to approve revision to the master plan for Dollar General Headquarters, Mission Ridge Drive, Davidson Co. Tax Map 26, Parcel 107 and 111.

Staff reviewed. This amendment to the master plan for the headquarters building is for the purpose of adding a maintenance building on the Wade Circle side of the property. Its function is to store office, janitorial and maintenance supplies.

David Kuehnen stated changes have been made to the exterior of the building as requested. The front and sides will be brick veneer to coordinate with the Dollar General Headquarters brick with the addition of windows to the front of the building. The rear of the building will retain the metal siding. The current landscape will deter visibility of the back of the structure from Vietnam Veterans Highway. The main gate entrance will be accessible to emergency vehicles from Wade Circle and Mission Ridge Drive.

Motion by Trew for conditional approval of revised landscape plan and drainage plans subject to final staff approval. Motion seconded by Williams. Motion passed unanimously.

Item #3 (9.1#15-99) Consider request of Jack Goodrich, SEC, Inc., to approve final plat for Dollar General retail site, 500 South Main street, resubdivision of Lots 1, 2 & 3, Block "H", 3rd addition to Roscoe Place, and Lots 14, 15 & 16, Block "H", addition to Roscoe Place, Davidson Co. Tax Map 25-8, Parcels 79, 80 & 81.

Staff reviewed. This plat combines three existing parcels which front on Dickerson Pike at the intersection of Hollywood Street into one lot. There is a house on each lot, and these will be removed. The result will be one building lot. The purpose is to create a site for a Dollar General retail store. The plat meets the subdivision regulation requirements. An additional area needs to be encumbered in an easement for the drainage detention pond. The easement can be handled by staff.

Wilson questioned the ramifications of approval of the site plan. Terry stated the plat meets the subdivision regulation requirements. Terry and the architect and construction engineer have discussed concerns with the site plan as to its location and appearance. Coombs voiced his concern regarding the adjoining property at 506 South Main as to whether it had been considered for purchase by Dollar General. Approval of a site plan would devalue the property and render it virtually unusable as commercial property. Terry stated that the City had recommended to Dollar General to purchase the property at 506 South Main when initially considering this location.

Thomas addressed the traffic issue as it relates to the entrance/exit from the proposed Dollar General retail store. With traffic feeding in four directions from Two Mile Parkway and Dickerson Road and residents turning left onto Harris Street, it would create a traffic nightmare at this location. Terry has requested no access on Dickerson Road for the retail site. The recommended location of the entrance would be on Hollywood Street. Coombs asked if other sites had been recommended to Dollar General. Terry stated that Dollar General is interested in property in Northcreek Business Park with plans to build a showcase store on Conference Drive.

Driver stated due to compliance of subdivision regulation requirements the request has to be approved by the Board. However, due to access problems the site plan will be studied carefully and the major concerns addressed. Cannon stated for the record that the Board was seriously concerned about the location of the proposed retail store site and the major issues it creates. Tom Rosenthal, SEC, Inc., stated the final plat will not be recorded until the site plan is approved.

Motion by Drive for conditional approval of final plat for the Dollar General retail site subject to staff approval of easement. Motion seconded by Trew. Motion passed unanimously.

The meeting adjourned at 6:07 P.M.

John Cannon, Chairperson

Vicky Ignatz
Vicky Ignatz, Recording Secretary