MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

November 1, 1999 5:00 PM Massie Chambers

Present: Scott Trew, Susan Williams, Jim Galbreath, Mary Anne Gourley, Margaret Wall, Jim Driver,
Pay Lydon, Jim Hitt
Absent: John Cannon, John Coombs
Also Present: David Wilson, Bill Terry, Vicky Ignatz, Charlie Lowe, Jim Thomas, Brock Rust, Claudia Davis, Steve Brown, David Kuehnen, Paul Sauve, Jack Tompkins, Clint Cassetty, Charles Galbreath
Prayer was offered by Jim Thomas. Minutes of the October 4, 1999 regular Planning Board meeting were adopted as submitted.

Item #1 (9.1#11-99) to consider request of Garry Batson, P.E., to approve site plan for an addition for Goodlettsville Elementary School, 514 Donald Street, Davidson County Tax Map 26-5, Parcel 131.

Item deferred due to non-submittal of corrected site plan.

Item #2 (9.1#28-96) to consider final approvals for Mission Ridge Drive and the Dollar General Headquarters building in its relation to Conference Drive.

Staff reviewed. Bill Terry stated a meeting was held to discuss options for traffic flow on Mission Ridge Drive as it impacts Conference Drive during high use periods. The meeting was attended by Bill Terry, Charlie Lowe, David Wilson, and David Kuehnen. Joe Griffin, representative for Gresham-Smith, conducted a traffic study and made the following recommendations. (1) Dollar General will stagger employee work hours 1 ½ hours during arrival/departure times to avoid a 15 minute peak time congestion at the intersection. (2) Install a right turn lane, south bound onto Mission Ridge Drive. (3) Schedule timing of traffic lights to benefit travel on Conference Drive first, Mission Ridge Drive second.

David Kuehnen, Gresham-Smith representative, requested conditional final approvals for Mission Ridge Drive/Conference Drive improvements and Dollar General Headquarters building. Kuehnen stated he will need to discuss the recommendations made by Joe Griffin with Dollar General staff as well as developing computer traffic modeling and studying the monetary impact of recommendations. Kuehnen will report the findings to Bill Terry. Dollar General will request final certificate of occupancy by the end of December, 1999.

Motion by Gourley to approve conditional final approvals with the understanding the technical improvements will be addressed. Motion seconded by Williams. Motion passed unanimously.

Item #3 (9.1#7-93) to consider request of Kevin Estes, Dale & Associates, to approve master plan for Steeplechase Meadows, Dickerson Road, Davidson Co. Tax Map 25, Parcel 71.

Item deferred due to non-submittal of revised plan.

Item #4 (9.1#1-97) to consider request of Steve Brown, Barge, Waggoner, Sumner & Cannon, to approve amendment to the final master plan for open space improvements, Twelve Stones Crossing, Sumner Co. Tax Map 143, Parcel 80.

Staff reviewed. Bill Terry noted that during the construction of open space improvement including a swimming pool and playground, it was discovered that the #3 tee on the golf course was constructed closer to the property line than originally planned. Because of this adjustment, a longer berm was required to shield the swimming pool from golf course play. Also, a revision to remove a driveway entrance to the open space parking area and subsequent landscape requirements will need to be considered.

Steve Brown, Barge, Waggoner, Sumner & Cannon, requested an amendment to the final master plan to provide for the elimination of a driveway entrance from Caleb's Walk to the parking lot adjacent to the playground and swimming pool areas. For safety reasons, they preferred to keep the access as far away from the playground area as possible. He stated the amount of landscape materials will remain the same.

Lowe stated his concern with the traffic flow and design issue of providing only one entrance in the location of West Twelve Stones and the main roadway. His preference is to close the access at West Twelve Stones and retain the driveway entrance at Caleb's Walk to enhance traffic flow.

Motion by Trew to accept request to close driveway entrance at Caleb's Walk and approve the amendment. Motion seconded by Williams. Motion passed unanimously.

Item #5 (9.1#13.99) to consider request of Steve Brown, Barge, Waggoner, Sumner & Cannon, to approve site plan for Rivergate Auto Auction, 813 Louisville Highway, Sumner Co. Tax Map 142, Parcel 15.

Staff reviewed. Bill Terry noted the owners previously erected a 5,000 square foot metal structure with the 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. Terry stated that several requirements for the site plan including drafting details, set back lines, utilities details, and traffic flow are not adequately indicated.

Due to the fact the site has been paved for a number of years, the company has requested a variance from the City's Landscape Ordinance. The Board of Appeals, during it's November meeting, is scheduled to consider a request for a variance to the site plan. Terry recommended a site plan approval would need to reflect a conditional approval contingent upon the action of the Board of Appeals.

Steve Brown, Barge, Waggoner, Sumner & Cannon, stated site plan requirements have been met.

Motion by Hitt to defer item until the Board of Appeals can review variance request. Motion seconded by Driver. Motion passed unanimously.

Item #6 (9.61) consider request of David Johnson, Ragan-Smith Associates, Inc., to approve final plat for Section 14, Northcreek Business Park, Sumner Co. Tax Map 143J, Pt. of Parcel 5, Lot 11C.

Staff reviewed. A portion of the remaining vacant property in this complex is being purchased. Because a part of the acreage is under five acres, it must be platted as a subdivision. A previously platted lot which never sold is also included and will be combined into a larger parcel. The final plat requires a minor notation regarding abandonment of water line.

Motion by Gourley for conditional approval of final plat with addition of notation of abandonment of water line. Motion seconded by Lydon. Motion passed unanimously.

Item #7 (9.1#12-99) consider request of Cassetty Architecture to approve site plan for addition to Rivergate Dermatology and Skin Care Center, 201 Bluebird Drive, Davidson Co. Tax Map 34-1, Parcel 27.

Staff reviewed. Site plan has been resubmitted with revisions addressed.

Motion by Wall to approve site plan. Motion seconded by Trew. Motion passed unanimously.

Item #8 (9.1#14-99) consider request of Charles Galbreath to rezone property from CSL to CG or IG at 131 Glancy Street, Davidson County Tax Map 34-1, Parcel 21, and Map 34-5, Parcel 98.02.

Staff reviewed. The request is to rezone the property to a classification that will permit mini-warehouses or apartments to be constructed. Mini-warehouses are not permitted in a CSL zone. A limited duration moratorium is currently in place on building apartments. The property has very limited possibilities for a practical use. The land use plan does not project any warehousing and storage type uses in this area.

Trew and Hitt stated there concern regarding any change in zoning due to the current land use plan.

Motion by Driver to reject the request and recommended the petitioner receive a copy of CSL zoning requirements to help determine a viable option for use of the land. Motion seconded by Gourley. Motion passed unanimously.

__New Business Items__

Bill Terry stated a decision is needed by the Board to amend the current apartment building regulations due to the limited duration moratorium on apartments ending at the end of this year. A work session is scheduled prior to the December 6, 1999 Planning and Zoning Board meeting to discuss this issue. The Board will need to make a recommendation to the City Commission.

The meeting adjourned at 6:25 p.m.

Vicky Ignatz

Vicky Ignatz, Recording Secretary

James M. Galbreath

Jim Galbreath, Acting Chairman