

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 5, 1999

5:00 PM

Massie Chambers

Present:

John Cannon Jim Hitt Gary Webster
 Jim Thomas Mary Ann Gourley
 Margaret Wall Susan Williams

Absent

Pat Lydon John Coombs Jim Galbreath

Also Present:

Bill Terry Paul Raynor Steve Artz
 Charlie Lowe Brock Rust David Luckey
 Jack Tompkins Bob Calonge Jamila Maloney
 David Wilson Dan Buhler Larry Wynns
 Claudia Davis George Holt

In the absence of the Chairman and Vice-Chairman, John Cannon was nominated and agreed to preside as Acting Chairman. Prayer was offered by Jim Thomas. Minutes of the December 7, 1998 meeting were adopted with one name change in Item 8.

Item #1 (9.1 #6-95) to consider request of Ragan-Smith Associates, Inc. for approval of preliminary master plan for Long Hollow Square, Long Hollow Pike, Davidson County Tax Map 26-1, Parcels 94, 95, and 122.

Staff reviewed. Bill Terry indicated revised plans submitted address the concerns of the board expressed in last month's meeting. The driveway access on East Cedar Street has been designated as a temporary access that will be replaced when Lot 2 is developed in the future to provide one joint access to both Lot 1 and 2. The parking lot has been reconfigured so that the driving lane is not a direct straight flow from Long Hollow Pike to East Cedar to discourage drive through traffic. Additional landscaping has been added. There is a proposed change in the driveway location for the Sonic Drive-In, to be more centered. This will increase the distance between the access for the bank site and the Sonic, keeping the bank access as far away from the railroad as possible due to site distance concerns. Terry indicated the city engineer has not completed a final review of the plans.

Jim Thomas complimented the owner of the Sonic and prospective owners of the bank site in their efforts to provide a better configuration. He stated the plan appears to be much improved but he still has concern that this may create a very dangerous traffic situation. He inquired what the distance will be between the two accesses on Long Hollow. Bill Terry and Charlie Lowe indicated approximately 60 feet from curb to curb or 80 feet from center line to center line.

Daniel Buhler indicated they did not have a lot of options with this site. The only opportunity they had to improve the distance was to slide the driveway of the Sonic more to the middle. This will improve the circulation of the Sonic site and create a reasonable option to facilitate access to and from the Sonic site, while leaving the entrance to the bank site as previously shown.

Jim Hitt inquired if TDOT would have to approve the access and Bill Terry indicated they would. Margaret Wall and Susan Williams inquired if one access to the Sonic and the bank site would be possible. Bill Terry indicated that there were some objections to one access for both sites and individual accesses were previously approved on the original subdivision. Jim Thomas inquired what the traffic experience has been concerning traffic exiting Sonic onto Long Hollow Pike. David Wilson stated he is not aware of an unusual number of accidents there. Paul Raynor,

owner of the Sonic, indicated there are 400 to 800 cars a day and there has not been a problem with accidents in the past. Jim Thomas inquired if some type of signage might be possible on the east side of the railroad. Bill Terry stated that would require approval by TDOT. David Wilson indicated that might be a possibility to warn traffic of the limited site distance. Bob Calonge, owner of the proposed bank site, stated the church on the adjoining site has between 50 and 100 vehicles on Sunday and Wednesday evening and that has not presented any problems.

Margaret Wall made a motion to approve the preliminary master plan, subject to the final review of the city engineer. Susan Williams seconded the motion and the board unanimously approved.

Item #2 (9.1#6.94) to consider change in canopy design and additions to the canopy for the Sonic Drive-In Restaurant.

Staff reviewed. Bill Terry indicated the existing canopy is within the required 60' setback. The new canopy will extend on one side by about 1.5' into the setback.

Jim Hitt made a motion to approve the canopy encroachment variance and the design. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #3 (9.1#17-98) to consider request of Wyncrest Development Company to rezone properties of Jerry Joyner Moore and Don Hosea, on Long Hollow Pike, from R-40 to R-15, Sumner County Tax Map 140, Parcels 125 and 125.02.

Staff reviewed. Bill Terry stated Wyncrest Development has an option for these tracts for a proposed development of 104 new homes with 15,000 sq. foot minimum lots. The property is currently zoned R40. The developer proposes to extend the sewer line from the Twelve Stones Crossing area at Willis Branch Road to this property with the city providing the engineering and securing easements. Jack Tompkins noted any recommendation to approve the request to the commission should be subject to an agreement between the development company and the city regarding the sewer installation. Our land use plan shows this area to be a residential development area. R40 is a low density residential classification and R15 is a low-medium density residential classification. The major reason for the low density scheme is due to lack of sewers and a desire for large lots.

John Cannon questioned if this would be a Planned Unit Development. Bill Terry indicated no, they are requesting R15. R15 zoning does permit duplexes if the minimum lot size is doubled. John Cannon questioned what assurances there would be of the type homes they propose. Steve Artz and David Luckey, representing Wyncrest Development, indicated they propose to build \$175,000 to \$250,000 single family homes, and they would have restrictive covenants for the subdivision. Jim Thomas questioned the development history for Wyncrest. Luckey stated they have developments in Donelson, Rivers Edge which they sold to Fox Ridge Homes, in Hendersonville they have Cumberland Place on Anderson Lane, The Meadows on Stop Thirty Road, and another development near the bypass which they sold to Westminster Homes. He indicated they plan to build out this development through the construction phase.

Jim Thomas indicated this is a milestone type situation in this city for this area, and he would not be comfortable with making a decision on this request without getting input from property

owners in the area to understand their feelings about this development and any other future developments. Mary Ann Gourley and Jim Hitt agreed with Thomas that this decision is critical to the future course of development for this part of the city. Thomas further noted he is not opposed to this development in particular but that this is the first such development in this basically rural area, and the first will set a precedent for the next.

Jim Thomas made a motion to defer a decision till the next meeting, and that the property owners in the area be notified by mail of a public meeting to be held January 25, 1999 at 7:00 p.m. at City Hall to discuss this proposed development. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #4 (9.1 #30-88) to consider request of Randy Harper, Ragan-Smith Associates, to approve plat amendment for Exxon at Long Hollow Pike, Davidson County Tax Map 19, Parcel 14.

Staff reviewed. Bill Terry noted this store and gas pumps are to be replaced with a new and larger facility. The setback lines are established by plat and are greater than the minimums required by the zoning ordinance. This plat amendment will change the setback lines as recorded. This site is bounded on three sides by public streets. The zoning ordinance requires a 40' setback from each public street. This requirement is met except for the frontage along Northgate Drive. The owner requested and received a variance on the Northgate side for a setback of 28.5 feet. Thus, the setback lines are in compliance with current requirements.

Susan Williams made a motion to approve the plat amendment. Gary Webster seconded the motion and the board unanimously approved.

Item #5 (9.1#30-88) to consider request of Brewer & Escalante Associates to approve site plan for Exxon at Long Hollow Pike, Davidson County Tax Map 19, Parcel 14.

Staff reviewed. Bill Terry noted staff had a substantial number of issues and recommendations for this plat. They have responded to staff's comments stating they will take care of the items. There is some questions regarding parking spaces and some drainage issues. Landscape plans have also been submitted. Any approval should be subject to the final review by the city engineer. The carwash does encroach on a public utility and drainage easement. They have agreed to a hold harmless agreement with the city.

Jamila Maloney, Brewer & Escalante, indicated they normally provide eight parking spaces at the front of their stores. This facility is larger and they are planning for ten spaces at the front with another sixteen spaces at the gas pumps with easy access to the store. She added the carwash and issue of three street frontages affects the parking plan for this site.

Mary Ann Gourley made a motion for conditional approval, subject to the final review and acceptance of the staff and city engineer. Margaret Wall seconded the motion and the board unanimously approved.

Item #6 (9.1#8-94) to consider the request of Larry Wynns to approve request for alternate driveway locations for Lot 21, the Wynlands, Sumner Co. Tax Map 143-O-D, Parcel 12.

Staff reviewed. Bill Terry indicated when the original plat for this development was approved, a restriction was placed on driveway locations for some lots. The slope for the required location

of the driveway on this lot is about a 30% grade.

Larry Wynns indicated the site distance from a curve in the road was the reason for the original driveway location, however the grade at that point is unworkable for a driveway.

Jim Hitt made a motion to approve. Margaret Wall seconded the motion and the board unanimously approved.

Item #7 (9.1#1-97) to consider request of Brock Rust to approve final plat for Twelve Stones Crossing, Phase II, Sumner County.

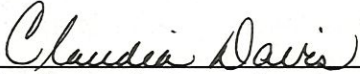
Staff reviewed. Bill Terry indicated the plat for this phase was approved under Hendersonville's jurisdiction, but it has not been recorded. The approval period has expired and the Hendersonville Planning Commission has extended their approval. However, in the interim, the City of Goodlettsville annexation of this area became effective. To assure clear titles and bonding authority, the Goodlettsville Planning Board should also approve the plat giving staff authority to accept a bond or letter of credit for security of improvements. The developer has installed the infrastructure in this phase and has a vest right in the plat as previously approved. The plat has not been reviewed, however the requirements of both cities are very much the same.

Margaret Wall made a motion to approve, subject to the final review of the staff and city engineer, and to authorize Public Works to establish an amount for a letter of credit to ensure completion of the infrastructure and amenities. Jim Hitt seconded the motion and the board unanimously approved.

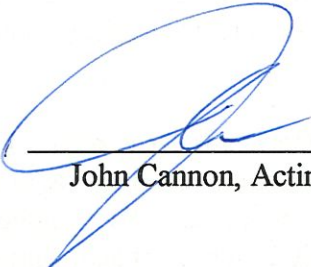
Item #8(9.80) to review and discuss proposed revision of landscape and design regulations.

Bill Terry indicated with two board members absent, he would recommend to defer this item.

The meeting was adjourned at 6:30 p.m..



Claudia Davis, Recording Secretary



John Cannon, Acting Chairman