MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

December 7, 1998 5:00 PM Massie Chambers

Present:			Also Present:		
John Cannon	Pat Lydon	John Coombs	Bill Terry	Judy Finholt	Paul Raynor
Jim Thomas	Jim Galbreath		Charlie Lowe	Paul Finholt	Bret Smith
Margaret Wall	Susan Williams		Jack Tompkins	Bob Calonge	Alan Thompson
Absent			David Wilson	Dan Buhler	David Kuehnan
Mary Ann Gourley	Jim Hitt	Gary Webster	Claudia Davis	George Holt	Susie Pemberton

Chairman John Coombs called the meeting to order. Prayer was offered by Pat Lydon. Minutes of the November 2, 1998 meeting were adopted as submitted. Bill Terry indicated Items #2 and #3 were deferred due to needed changes on the site plans.

Item #1 (9.1 #10-98) to consider zoning amendment defining extended stay motels as applied to a proposed expansion of Mason's Motel, 901 S. Dickerson Road.

Staff reviewed. Bill Terry indicated the previous request of Paul Finholt to expand Mason's Motel prompted the board to request that staff research the issue. Under present zoning, all transient habitation is classified together. Previously, the board agreed to hold a work session on this issue and an amendment was prepared from the suggestions offered at that session. At the last meeting, the board deferred any action to allow board members to further study the proposed amendment to the zoning ordinance.

In summary, this amendment would define hotels as transient lodging which includes a front desk, restaurant, meeting rooms, health spa or pool, etc. with a minimum of 120 rooms with access from an indoor corridor. Motels are defined similarly except that a restaurant nor meeting room are required, and access is from an outside door. Extended stay facilities are very similar to apartments and defined as having separate sleeping and living areas and may include limited kitchen facilities. These would be permitted in some zoning districts by a conditional use permit, and additional criteria, such as a density standard, would be required to attempt to keep them from being used as apartments. SROs, or single room rental units, are defined as rented for a month or longer and are classified as residential use. No new SROs would be permitted, but existing ones are given non-conforming use status. Regarding the individual districts, hotels and motels would be permitted in the same districts that they are presently. An extended stay hotel or motel would be permitted by conditional use permit subject to the listed requirements. SROs would be classified as residential uses but would not be permitted in any district, thus making all of them non-conforming uses and they could not expand.

Jim Thomas questioned what happens as a non-conforming use. Bill Terry indicated under this ordinance, non-conforming use in a commercial district has some protection, but a non-conforming use in a residential district cannot be expanded. John Cannon stated the amendment appears to be a very logical way to deal with this changing market.

John Cannon made a motion to approve the amendment for recommendation to the Commission. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #4 (9.1 #6-95)</u> 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 this subdivision plat of three lots was originally approved in 1994. This plan changes the division of the lots to create a larger through lot from Long Hollow Pike to East Cedar Street and reduces the remaining lot to about 17,424 square feet. It also includes a second entrance on East Cedar Street, creating two entrances approximately 100 feet apart and 160 feet from the railroad underpass. There are a number of changes and additions to the plan recommended by staff. The City Engineer has not completed his review of the calculations on the plan.

John Coombs noted the alignment of the traffic flow appears to encourage cut through traffic. Dan Buhler, architect for Capital Bank & Trust, indicated they could put in speed bumps or change the arrangement on the plan. Their concern was to insure all the traffic would not have to come in and go out on to Long Hollow Pike. He added that a shared access of the two sites would not be an issue with the developer. Several board members agreed with John Coombs that they would like to see one access for the two lots on East Cedar Street, preferably moved as far into Lot 2 as possible. Jim Thomas questioned if this would discourage traffic from using the East Cedar access which should be encouraged. Bill Seals, Capital Bank& Trust, noted that Lot 2 presently has a residence on that lot and it is not being developed at this time. John Coombs suggested that a temporary access from East Cedar to Lot 1 be approved, with approval on the plan that when Lot 2 is developed, there would be one entrance with joint access for both lots onto East Cedar. Susan Williams suggested speed bumps be installed while the straight traffic lane is in place with the temporary access.

Jim Thomas noted the two accesses on Long Hollow Pike, into Sonic and into the proposed new bank, are a more serious matter than the through traffic to East Cedar. He questioned what authority the board has regarding the Long Hollow Pike entrances. Bill Terry indicated the board cannot force the Sonic to redo their entrance access and cannot deny access to the proposed bank sight, but the board can regulate the access. The lot on the east side of the proposed bank sight currently has their access on the bank lot and will have to redo their access driveway directly against the concrete abutment of the railroad.

Paul Raynor, owner of the Sonic Drive-In, questioned if it would help the situation if he centered his access at Long Hollow Pike and widened the access two to five feet. The board agreed that would improve the situation and inquired if the two property owners had conferred to consider possibly a joint access or other arrangement. The parties involved agreed they would be glad to meet to discuss different options.

John Cannon made a motion to defer until the January meeting. Jim Galbreath seconded the motion and the board unanimously.

<u>Item #5 (9.1#28-96)</u> to consider request of David Kuehnan, Gresham Smith and Partners, to approve site plan for Northchase Tract 3, for Dollar General Corporation, Davidson Co. Tax Map 26, Parcel 10 and 129.

Staff reviewed. Bill Terry noted this revised master plan to the Dollar General complex will add a rear driveway that will enter off Wade Circle. Staff raised some minor comments and questions, including several traffic issues of the impact on the Two Mile Parkway and Wade Circle intersection and traffic signal.

David Kuehnan noted the replies to the staffs comments on the traffic study would be available on December 8. He indicated they had addressed the site distances in both directions of Wade Circle and responded about the turnaround area. The morning and evening capacity of this access should be a maximum of 167 employees. A gate will clearly define the drive as a private entrance. They have also analyzed the access cycle of the gates and with a 10 second cycle, drive through traffic should be eliminated. Kuehnan indicated employees children should make up at least 75% of the day care. Due to the location at Northchase and the gated entry, it will be inconvenient for others to use.

David Wilson questioned the capacity and condition of Wade Circle. Kuehnan indicated that the conditions could be better but that there are no major pot holes or damage. Margaret Wall questioned if there would be any large delivery vehicles and Kuehnan indicated no and added there will be no sensor sequence on the gate causing problems exiting the property.

John Cannon and Jim Thomas requested that some additional consideration be given to the landscaping of the entrance on Wade Circle. Kuehnan indicated there is tree growth on the left side which will be left in place and any green removed will be grassed and made more aesthetic. He added there would be no problem to include additional landscaping with the signage.

Jim Thomas made a motion for conditional approval, subject to the final review of the staff and city engineer. Pat Lydon seconded the motion and the board unanimously approved.

Item #6 (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 Sonic requests an addition to their canopy with two cone shaped tubes with fiber optic lighting imbedded in the cone in a spiral shape. The addition to the canopy will be over existing parking lots on the Long Hollow Pike side of the lot.

Paul Raynor indicated the canopy will extend approximately eight additional feet toward the street over the first two parking stalls. The height of the canopy is ten feet from the ground. Bill Terry indicated he recalled there is a 60 foot minimum setback line and that the board allowed an encroachment of the canopy on the original plan. John Cannon questioned how much the eight foot would encroach into the setback. Bill Terry replied six or seven feet on one side and about five feet on the other. The original construction plan is on file with the Codes Department. Due to the encroachment issue into the setback requirement, Terry suggested the item be deferred for one month for further review.

John Cannon made a motion to defer until the next meeting. Margaret Wall seconded the motion and the board unanimously approved.

Item #7 (9.92) to review and discuss proposed urban growth boundary in Sumner County.

Bill Terry indicated as a result of new legislation, every city and county must establish an urban growth boundary. Each city is required to address the issue of capabilities of the land, density of the land, and the capabilities and cost of services to serve proposed future annexed areas. He indicated he is involved in this planning process for the City of Goodlettsville and presented area maps indicating proposed possible boundaries for future growth.

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

Bill Terry noted Ragan Smith Associates have prepared a proposed "ideal" landscape ordinance for the board's consideration. Bret Smith and Alan Thompson from Ragan Smith presented copies of the proposed revisions to board members.

John Cannon made a motion to defer their presentation until the next meeting to allow members the opportunity to study the proposal. Margaret Wall seconded the motion and the board unanimously approved.

Non-Agenda Item

(9.1 #5A-94) to consider renewal of Woodwyn Hills bond.

Bill Terry indicated the bond is expiring for Woodwyn Hills and the developer would like to extend the bond, indicating Sections 1, 2 and 3 should all be completed in spring 1999.

John Cannon made a motion to extend the bond for one year. Margaret Wall seconded the motion and the board unanimously approved.

John Coombs indicated he feels his work schedule has gotten too busy to devote the time required for him to do an adequate job as chairman of the planning board. He asked the board members to consider electing a new chairperson for the coming year.

The meeting was adjourned at 7:05 p.m..

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary