MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 2, 1998 | 5:00 PM | Massie Chambers

Present:		Also Present:	
Jim Galbreath	John Cannon	Bill Terry	Steve Axley
John Coombs	Margaret Wall	Charlie Lowe	Bill Lockwood
Jim Hitt	Mary Ann Gourley	Jack Tompkins	Jim Harrison
Jim Thomas		David Wilson	Brock Rust
		Claudia Davis	Hal Clark

Absent:	
Pat Lydon	Susan Williams
Gary Webster	

The meeting was called to order by John Coombs. Prayer was offered by Jim Galbreath. Minutes of the December 1, 1997 meeting were adopted as submitted.

Item #1 (9.1#1-97) to consider request of Barge, Waggoner, Sumner & Cannon for approval of a final plat for a right of way dedication for Twelve Stones Crossing, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Bill Terry noted this plat is for the purpose of dedicating the right-of-way for the street that will connect Twelve Stones to Willis Branch Road. This plat will allow the developer to construct the box culvert over the creek and make the connection to Willis Branch Road. Several corrections and additions are needed and a revised plat has not been submitted. There is a small area adjoining this parcel that has been deeded to the city. There is a small triangle of land just off this property being dedicated and staff feels this triangle of property is needed to correctly engineer the access.

Brock Rust indicated he has written consent from Mrs. Wright, owner of the triangle, to dedicate that triangle to the city. This request is needed to show Hendersonville that Willis Branch Road will be accessed in order to get approval of Phase 2. Bonding for the improvements will be held by Hendersonville.

Charlie Lowe agreed the triangle should be made a part of the plat and that actual conveyance of the property by deed could occur later. Brock Rust indicated they could add a signature block for Mrs. Wright and Bill Terry agreed that would be acceptable. Charlie Lowe also noted the deed description should show there is a 25' right-of-way from the center of Willis Branch Road.

Jim Thomas made a motion for conditional approval, subject to the revisions recommended by the staff and a signature block for Mrs. Wright for the triangle of property to be dedicated for right-of-way. John Cannon seconded the motion and the board unanimously approved.

Item #2 (9.1#15-97) to consider request of Barge, Waggoner, Sumner & Cannon for approval of a revision to the State Auto Building Final Plan, Sumner County Tax Map

143-O, Parcel 3.

Staff reviewed. Bill Terry indicated this is a minor revision to the plan for the State Auto building which will add parking spaces in the back and a few in the front. There is a triangle shaped parcel in the front which remained from a parcel when the new Long Hollow Pike was built several years ago. This area is landscaped and this revision provides for developing this "triangle" of property into parking spaces also. The petitioner indicated they have a statement from TDOT that this triangle belongs to the City. They can meet code issues without the triangle area but they would like to include this in creating additional parking spaces. Terry agreed to pursue getting documentation to confirm this triangle has been conveyed to the city.

After discussion, the board members agreed to go on record that if it is determined this piece of property is owned by the city, the board recommends to the Commission to abandon this to the property owner of the State Auto building site. Terry also noted he may have to get approval of the utilities to abandon.

Jim Hitt made a motion for conditional approval of the plan revision, subject to the comments and recommendations of the staff. Jim Galbreath seconded the motion and the board unanimously approved.

<u>Item #3 (9.1#8-94)</u> to consider request of L. Steven Bridges, Jr. for approval of a final plat for The Wynlands, Phase 3, Sumner County Tax Map 143B-E.

Staff reviewed. Bill Terry noted this is actually the second phase of this development but it is identified as Phase 3 on the master plan. This phase adds 18 lots and a swimming pool. The addition of the pool will require an amendment to the PUD since it was not included in the original plan. Revised plans have been submitted and it appears all the comments and recommendations of the staff have been addressed. The next phase will include common space behind individuals lots which will require maintenance by the homeowners association. The board may want to consider problems this has created in other developments and suggest the areas might be included in the individual lots with restrictions against building any structure on these sloped areas to maintain the natural vegetation and control erosion.

Larry Wynns indicated the pumping station was moved from the original proposed location due to the Crencor Drive sewer project. John Coombs expressed concern for the residents on Crencor adjoining the pool site. Steven Bridges noted there is a significant tree line between the two and the Wynlands property is substantially higher than the homes on Crencor Drive. He suggested they could also do landscaping to separate the two properties. Bill Terry questioned the lighting around the pool. Wynns indicated they would use a 10 foot pole with low intensity. John Coombs questioned fencing and Wynns indicated the specifications have not been done on the pool yet. Jim Hitt questioned if the city has light level standards for pools. Bill Terry noted the city does have some provision for maximum glare allowed and the county may have a minimum light requirement for pools. Other issues regarding the pool can be addressed when specifications are compiled and a site plan is submitted.

Jim Galbreath made a motion for conditional approval based on the approval to amend the original PUD and the conditions and recommendations made by staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

Bill Terry indicated to Larry Wynns that he needs a final draft of the restrictive covenants which may need to be revised to accommodate these revisions.

<u>Item #4 (24.0)</u> to consider request of the Sumner County Board of Education to consider plan to develop sidewalks along all streets leading to schools.

Bill Terry noted the Sumner County Board of Education has passed a resolution encouraging the county and each city within Sumner County to develop a plan for sidewalks along all streets leading to schools for at least 3,000 feet each way. This includes the new Madison Creek Elementary School now under construction. 3,000 feet would reach to Long Hollow Pike and beyond the school on Madison Creek Road past the street widening project. Metro's policy is to have sidewalks on one side on major or collector streets but not on smaller streets. Along Madison Creek Road there is only one developed subdivision, Crencor Manor, where there may be children walking. Even if the City does not install sidewalks at this time, consideration should be given to allow the space for sidewalks while the restructure is done on Madison Creek Road.

Jim Thomas indicated he has a meeting with the Director of School and hopes to determine how the School Board is going to fund this project and clarify if this recommendation is intended more for urban schools and less for rural schools. He feels more information is needed to know what the intent of the board was in making this request. Mary Ann Gourley agreed the intent of the board is vague.

John Cannon noted he runs in that area and it is very dangerous with no shoulders. He indicated children walking to school on Madison Creek Road would be a potential disaster.

Jim Thomas reminded the board of the significant investment by the City in commitments for the new school. The City is providing sewers to the school, waiving the sewer tap fee, waiving the building permit fee, and participating with the county in the cost of improvements to widen Madison Creek Road. Charlie Lowe indicated sidewalks would cost a minimum of $15 per foot and with other issues the amount could go up to $30 per foot.

John Coombs suggested the issue be deferred for a month and asked that Jim Thomas serve as fact finder for the board on this matter.

<u>Item #5 (36.0)</u> to review report of the Committee to Study Interstate Sign Zones.

Bill Terry indicated a committee of John Cannon, Mary Ann Gourley and Margaret Wall has met to study the interstate sign zone and previously presented their recommendation to the board. The matter was deferred to allow members to physically look at the proposed expansion of the sign zone. John Cannon reviewed the proposed new lines of the zone.

Jim Thomas made a motion to accept the recommendation of the committee to change the interstate sign zone and recommend adoption of the new zone by the commission. Margaret

Wall seconded the motion and the board unanimously approved.

John Coombs commented that there are no interstate signs for the Long Hollow Pike exit indicating particular businesses at that interchange. This space is paid advertisement by the businesses represented and should be pursued with TDOT as another source of exposure to travelers for the businesses on Long Hollow Pike.

<u>Item #6 (36.2)</u> to review interpretation of attorney on sign ordinance provision.

Bill Terry noted this item was previously deferred for members to study the legal opinion from the city attorney who interprets that section of the sign ordinance as it is stated, that each flag must be permanent with landscaped area around it. What is requested is stick up type flags on the sign structure.

John Cannon made a motion to accept the interpretation of the city attorney regarding the sign ordinance. Jim Hitt seconded the motion and the board unanimously approved.

John Cannon made a motion to deny the request of Lenoxgate Apartments to allow flags at their entrances. Jim Galbreath seconded the motion and the board unanimously approved.

<u>Item #7 (9.1#6-90)</u> to consider request of Ed Corlew for release of the performance bond for improvement in Rolling Meadows.

Bill Terry indicated this item has been deferred pending a legal opinion from the city attorney.

<u>Item #8 (9.71)</u> to review letters of credit securing a sewer line in Northcreek Commons and improvements to Northcreek Boulevard.

Bill Terry noted the city is holding two letters of credit for Northcreek Commons that will expire in March. One is for a sewer line to serve two lots which are not yet developed. One lot has been approved for the Best Western Suites which has sewer service. The adjacent lot does not have service but has been platted and recorded. Jim Harrison, representing Southeast Ventures and Landmark Realty expressed they would like to wait on extending the line until they are certain of the type development is going on that site.

John Cannon made a motion to extend the $25,000 letter of credit for a year from its current expiration. Mary Ann Gourley seconded the motion and the board unanimously approved.

Bill Terry indicated a second letter of credit which also expires in March is for final road surface and a traffic light for Northcreek Boulevard. Jim Harrison expressed they wish to wait until all the development is built out to install the final road surface, to avoid tearing it up with more construction. Jim Thomas and David Wilson noted if the road is finished now and accepted by the City, the City would have to maintain and bear the expense of repairs from construction damage.

Terry noted the original approval was to allow Lenoxgate to extend to Conference Drive and the traffic signal could be delayed until the traffic warrants justify installation of the signal. The design of widening Conference Drive is in process and any signal installed now will likely be obsolete. Harrison indicated there is another access point for the 260 apartment units now built. That is only a small portion of the number originally anticipated at that intersection to justify a traffic signal. There is currently no new development going in on Northcreek which would increase traffic significantly in the near future. They also do not know the final design of Conference Drive at this intersection and if a signal is installed now, it would probably be obsolete with the new roadway. If renewed, the bond will remain in place to resurface Northcreek and install the traffic signal when the city feels it is needed. The members agreed the surface is adequate at this time and the amount of traffic now seems to be fine without a traffic signal. The matter can be monitored at least annually by the renewal of the letter of credit on an annual basis. Jack Tompkins expressed concern about the amount being adequate for the traffic signal.

David Wilson noted there is a road cut across Conference Drive by the plumbing contractor for Lenoxgate Apartments that was not repaired properly. There is a very large bump and the city has received a number of complaints. John Coombs agreed and suggested the repairs be made as a contingency of renewal of this bond. Bill Terry indicated this is probably a part of the utilities and he did not think a bond was held on the water service. This should have been an issue between the developer and Madison Suburban Utility District. Jack Tompkins agreed to check with the developer at Lenoxgate.

Jim Thomas made a motion for conditional approval of the renewal of the bond for one year, subject to the review by the City Engineer of the amount being adequate for the final road surface and traffic signal costs. John Cannon seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:45 p.m.

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary