MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: July 7, 1997 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
Jim Galbreath	John Cannon	Bill Terry	Deidre Finney
Jim Thomas	Pat Lydon	Charlie Lowe	
Jim Hitt	Bobbie Ann Wilson	Jack Tompkins	
Gary Webster		David Wilson	
Absent:		Claudia Davis	
John Coombs	Mary Ann Gourley	Jim Kirkpatrick	
Margaret Wall		Brock Rust	

The meeting was called to order by Jim Galbreath. Prayer was offered by Gary Webster. Minutes of the June 2, 1997 meeting were adopted as submitted.

Item #1 (9.71) to consider request of JDN Realty Corp. for approval of an amendment to the Master Plan for the addition of a sign for Northcreek Shopping Center, Davidson County Tax Map 19.41.

Staff reviewed. Bill Terry indicated this item was deferred last month for the designer to present a revised proposal. The current owners wish to erect a directory type sign along Long Hollow Pike near the intersection at Northcreek Boulevard behind the brick planter and in addition to the existing Kroger sign. The sign ordinance permits another sign on the property. This center is a PUD and the sign and its location must be approved by this board. The revised proposed sign height is reduced from 30' to 19'4" with 130 sq' copy area. The columns are faced with brick and the sign has an overall improved appearance. The size and height requirements are met. Each business site may have some title legally to one sign on the roadway. The staff has met with the sign company, property owners and Ernie Lennie and Wood Caldwell of the architectural review committee for the Northcreek Commons. This proposal meets the approval of the review committee.

Jim Kirkpatrick, Cumberland Sign Company, presented pictures of the area at present and with the proposed sign imposed into the landscape. Jim Galbreath questioned if other developments along Northcreek Boulevard would also want a sign on Long Hollow Pike. John Cannon also questioned if this would set a precedent. Bill Terry indicated the sign ordinance would not permit that but they could still come and ask the board for a variance. Such a sign must be approved in the master plan and meet the zoning requirements. Jim Thomas questioned if any data has been offered to substantiate that this sign is justified by creating more customers for the tenants. Bill Terry expressed no such information has been submitted except the owners have indicated they have difficulty renting space and keeping tenants because the tenants say the public does not know they are there. Jim Thomas expressed this is perhaps the most dangerous point of traffic in the city and he questioned how quickly the average driver can scan fourteen names on the board at this intersection to see who is in the center.

Jim Thomas made a motion to amend the master plan for the addition of the sign. John Cannon seconded the motion and the board unanimously approved.

<u>Item #2 (18-94)</u> to consider request of P. J. Thakore for approval of an amendment to the Master Plan for a modified sign for Holiday Inn Express at Conference Dr., Davidson Co. Tax Map 26, Parcel 119.

Staff reviewed. Bill Terry indicated the owner has requested a variance from the Board of Sign Appeals to erect a 50' tall 150 sq.' sign to be visible from the interchange area. The board denied the request stating there are other motel sites with similar situations, therefore, there was nothing unique about the site to justify a variance. They recommended this should be addressed as an amendment to the sign ordinance, perhaps revising the interstate sign zone which allows 60' rather than 30' maximum height and 175 sq.' rather than 50 sq' maximum size. The board should review the reasoning for the interstate sign zone boundary and determine if it is still valid.

David Wilson questioned if the owners should have known the details of the sign restrictions when they purchased property for a motel. Bill Terry indicated they should be informed but they do not always find out that information. John Cannon questioned when the present interstate sign zone was determined. Bill Terry indicated the zone was approved in 1988. Cannon suggested due to the vast growth that has transpired since 1988, a study committee should be appointed to revisit the sign ordinance and zone, including the bypass area, to determine if any changes in the boundary is justified and bring a recommendation back to the board.

David Wilson noted when the original master plan was approved for this area, only one or two motel sites were included. There may be a question of whether there is an obligation that if the board is going to allow interstate business, should they not also allow them to have the same playing field as their competitors who are already there.

Jim Galbreath appointed John Cannon as Chairman with Mary Ann Gourley and Margaret Wall serving on a committee to provide an in depth analysis of this matter. Jim Thomas made a motion to defer this item until the committee can submit their recommendation. Gary Webster seconded the motion and the board unanimously approved.

Jim Thomas requested when notification is sent to the persons on the agenda that they be informed that a representative is required to be present or the item will be deferred.

<u>Item #3 (#9.214)</u> to consider request of Rivergate Properties, LLC for approval of an amendment to the Master Plan for Rivergate Meadows Apartments, Davidson County Tax Map 34-1, Parcel 2.1.

Staff reviewed. Bill Terry noted the current owners wish to construct four garage type buildings to make storage available to their tenants. They are proposing approximately 51' x 11' basic gable roofed structures with vinyl siding. This construction is permitted by regulations but the board should approve the design and appearance of the units. The apartments were built in 1986 before current PUD restrictions which would require changes to be approved by an amendment to the master plan. The structures will not be visible from Alta Loma Road. Deidre Finney, Manager for the apartments, indicated this addition is to offer an extra amenity to their tenants. There will be four buildings with five garage doors in each building and the use will be for storage only.

Pat Lydon made a motion to approve the amendment to the original plan. Gary Webster seconded the motion and the board unanimously approved.

<u>Item #4 (#1-97)</u> to consider request of Brock Rust for approval of a variance in the maximum permitted grade for Buffalo Run for Twelve Stones Crossing, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Bill Terry noted the project engineer is proposing a 12% grade for a short distance on Buffalo Run. The maximum permitted grade by the city subdivision regulations is 10%. The existing grade of Buffalo Run in Indian Hills where it terminates at the property line contributes to the problem.

Brock Rust indicated the existing topography and the slope of the existing stub of Buffalo Run creates difficulty in descending the hill at the 10% maximum. Only about 72 feet of the roadway is actually at 12% due to the long vertical curves provided. This would require less fill and more buildable lots.

Charles Lowe indicated there is some concern regarding sight distance as this is a crest curve. Up the road to the property line is at 10%. The beginning of a 10% curve has been introduced in Indian Hills. The k-factor is 20 for the crest sight distance. They have matched the k-factor so that it does not deteriorate but there is about a 25 miles per hour design speed for that crest. There is a demonstratable hardship as they are being required to fill in a significant amount, as much as 100' to build this 12% grade and build up the lots. This seems to be a reasonable request.

Jack Tompkins indicated the engineers were consulted by Public Works to try to maintain the 10% maximum allowable grade due to the hardship on trucks. Their position is if the grade is not possible then the 12% grade will be acceptable. Brock Rust indicated at the design speed, a vehicle is only on that grade for about five seconds.

John Cannon made a motion to approve the amendment. Jim Thomas seconded the motion and the board unanimously approved.

<u>Non-Agenda Items</u>

The letter of credit being held for Braxton Park, Section 4 expires July 31, 1997. The developer would like to extend the date and reduce the amount to $23,000 based on the work completed. Public Works has recommended the amount of $25,000 be retained for the remaining improvements.

The developer for the Wynlands Subdivision has requested their letter of credit be reduced to $15,000. Public Works has recommended the amount of $18,000 be retained for the remaining improvements.

Jim Thomas made a motion to extend the letter of credit for Braxton Park, Section 4 and reduce the amount to $25,000, and to reduce the amount of the letter of credit for Wynlands Subdivision to $18,000. John Cannon seconded the motion and the board unanimously approved.

There being no further business, the meeting was adjourned at 5:55 p.m.

Jim Galbreath

Jim Galbreath, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary