MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: June 2, 1997 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	John Cannon	Bill Terry	John Dewaal
Jim Galbreath	Margaret Wall	Charlie Lowe	Brock Rust
Jim Thomas	Pat Lydon	Jack Tompkins	Jim Brown
Mary Ann Gourley		Bill Terry	Levonn Hubbard
Absent:		Claudia Davis	Bob Blankenship
Jim Hitt	Bobbie Ann Wilson	Martin P. Miller	Jim Kirkpatrick
Gary Webster		Roy Dale	

The meeting was called to order by John Coombs. Prayer was offered by Jim Galbreath. Minutes of the May 5, 1997 meeting were adopted as submitted. With no objections, it was agreed to hear Item #4 due to conflicting times of another meeting for those involved.

Item #4 (24.0) to consider request of John Dewaal for approval of a site plan for the new elementary school on Madison Creek Road, Sumner County Tax Map 140, Parcel 125.

Staff reviewed. Bill Terry indicated revised plans have been submitted which appears to address most of the issues that have been suggested by the staff. The city will be providing sewer service and widening Madison Creek Road. Therefore, the city engineer is working very closely with the engineer for the school project and some of the final decisions on driveways, elevations and drainage will have to be determined when the final engineering plans for the roadway have been completed. Jack Tompkins indicated the road work is presently under design by Ragan Smith & Associates.

Bill Terry added there is a problem with parking spaces on the plan. The number of spaces does not meet the city's criteria. This matter is appealed to the Board of Appeals. John Dewaal indicated they have increased the number of spaces to 130 by reducing the width from 10' to 9' width per space. He also indicated there will be 50 to 60 additional parallel spaces along the drive around the school. Bill Terry indicated the Board of Appeals will determine how many parking spaces to require.

Charlie Lowe noted the disposal of excess material at the rear of the property should be shown on the plan. Mr. Dewaal indicated there will be a flat play area at the rear and they will add to the plan the erosion control to protect adjoining property owners.

John Coombs inquired if an impact study has been done on the traffic and questioned if that should be done given the width of this road. Jack Tompkins agreed as the road will have two 12' lanes with shoulders and turn lanes into the school as well as consideration for a traffic signal at Madison Creek and Long Hollow Pike. He reviewed the city's commitments in this project to provide sewers to the site, waive the sewer tap fee, and participate with the School Board in the improvements to Madison Creek Road. There has been concern from residents of this area about being able to get around the school traffic and certainly the turn lanes should alleviate that problem. John Coombs questioned if there are easements to allow for four lanes if that were needed in the future. Bill Terry indicated the right-of-way is currently 50' and hopefully 60' will be achieved as new development goes into this area.

Mr. Dewaal indicated they have noted the additional 5' right-of-way as a "reserve" for acquisition of right-of-way in the future.

Jim Thomas made a motion for conditional approval of the site plan. Margaret Wall seconded the motion and the board unanimously approved.

Levonn Hubbard, Sumner County Superientendent of Schools, expressed his appreciation to the City for the cooperative effort this project has enjoyed between the City, County, and School Board.

Item #1 (#1-97) to consider request of Brock Rust for approval of Final Master Plan for Twelve Stones Crossing, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Bill Terry noted this plat divides the property into two lots, one for the golf course and one for the residential lots which will in turn be further divided into the individual lots. Revised plans have been submitted which appear to address a concern about easements and their alignment. Charlie Lowe indicated the revised plans just submitted have not been reviewed by his office.

John Cannon made a motion for conditional approval of the final master plan, subject to the final review of the city engineer. Pat Lydon seconded the motion and the board unanimously approved.

Item #2 (9.1 #7-97) to consider request for approval of site plan for Johnson Products, Davidson County Tax Map 33, Parcel 214.

Staff reviewed. Bill Terry noted this will be an approximately 6,000 square foot addition to the present facility with the demolition of an old building on site. Comments were made to the engineer regarding a few mostly minor items and one major issue regarding drainage. It was determined that there can be no additional runoff so detention has been added to the plan and this is acceptable to the city engineer. Under current zoning regulations, pavement would be required on new construction. The zoning ordinance does not address at what point an expansion triggers the application of current zoning requirements. This business preceded the adoption of the existing zoning and has gravel parking lots. This expansion represents about a 37% increase. Charlie Lowe questioned fire protection and Bill Terry indicated the fire hydrant is across the street.

A representative of Johnson Products indicated their traffic includes customers and two or three trucks average per day for shipping and receiving. They currently enter on both sides but with the new construction, there will be one access to the office area and another access for the trucks to the docks. They plan to put asphalt in front of the office and concrete at the six bay dock area. The graveled area will not be increased substantially. Bill Terry indicated this needs to be shown on the plans.

Jim Galbreath made a motion for conditional approval, subject to the recommendations of the staff and city engineer and revised plans to show all proposed paved areas with a review from TDOT. Pat Lydon seconded the motion and the board unanimously approved.

Jim Thomas requested that the Planning Board consider the change needed in the zoning ordinance to address similar situations in the future. John Coombs asked the staff to research what other municipalities have in their ordinance to address this type situation.

<u>Item #3 (#27-96)</u> to consider request of Danny Wamble for approval of a Final Master Plan for Eckerd Drugs Davidson County Tax Map 26-1, Parcel 4.

Staff reviewed. Bill Terry noted the preliminary master plan for this project was approved in December, 1996. Several variances were included in the approval, mainly related to landscaping. The final plan substantially addresses the conditions of the preliminary approval, including additional landscaping. One deviation is the exit onto Main Street now shows a left and a right turn. Another change is the size of an island at the northwest corner of the building.

Charlie Lowe noted that the ingress and egress configurations need further serious consideration and an agreement from TDOT is required. He further indicated it will be impossible for a tractor trailer to service the store due to the limited available space. A representative from Eckerd indicated that Eckerd has a fleet of panel "turtle" trucks to deliver inventory to their stores.

Bill Terry noted there is a utility easement on the east property line. The plan provides for a concrete island and a canopy to be built on the easement. Eckerd has agreed to provide a "hold harmless agreement" in the event the sewer line or drainage pipe which is in the easement has to be maintained or replaced. Jim Thomas indicated the agreement should give the city the total authority to determine when or why such repairs or maintenance might be necessary. Bill Terry indicated the sewer pipe in place is an 8" clay pipe which is subject to deterioration, especially with the traffic that will be above the pipe. Margaret Wall questioned if the pipe should not be changed prior to this new construction. Terry indicated that had been suggested to Eckerd but was not well received due to the expense.

Bill Terry noted the box culvert structure over the creek should be the full responsibility of the owner with the city to retain right of access to maintain flows of the creek.

Mary Ann Gourley questioned the right turn lane from Dickerson Road to Long Hollow Pike. Bill Terry noted this configuration will be better defined with curb and gutter. Charlie Lowe agreed the turn lane will be much improved from the existing situation.

Jim Thomas expressed serious concern about the left turn onto Main Street. Bill Terry repeated that on the preliminary plat there was only a right turn and now the plan calls for a left and right turn onto Main Street. Jim Thomas indicated he feels a left turn is "not possible" and has serious concern with traffic at this intersection and also at old Two Mile Pike and Long Hollow. A left turn onto Main Street will cause very serious traffic problems. Bill Terry advised that TDOT must approve both driveways.

A representative from Eckerd's questioned if the board was refusing to allow the left turn ramp onto Dickerson Road? John Coombs replied the decision will ultimately be up to TDOT but the planning board is going on record that they are opposed to the configuration. The representative noted this matter is crucial to Eckerd. Jim Thomas questioned if there was a traffic study that could be done to determine the frequency of makable left turns with existing traffic at the intersection. John Cannon suggested that Eckerd look at the flow problems again. The Eckerd representative noted they believe they have presented the best balance of reasonable access. The Eckerd lease is contingent on this access configuration. Jim Thomas expressed there is a very critical safety issue with this arrangement.

Bill Terry noted another issue is the dumpster enclosure which is located close to Dickerson Road due to the problems on the site with size and the placement of the building. The enclosure is indicated as painted concrete to match the building with a chain link gate. The building is to be brick. The Eckerd representative noted it will be split faced block which will match the 4' wainscote strip on the building. John Cannon suggested wooden gates. Charlie Lowe noted because of the uniqueness of the site the dumpster must be placed close to the road, so they recommend the dumpster be made as inconspicuous as possible and should be made to look as much like the building as possible. The Eckerd representative noted they can make the dumpster brick with the split face wainscoat to match the building and use wooden gates and provide additional landscaping.

Jim Thomas questioned how far the driveway cut would be from the signal on Main Street. The Eckerd representative indicated approximately 180'. Charlie Lowe said this would be approximately seven car lenghts. Bill Terry noted in the afternoon, cars are stacked back to the middle school. Mary Ann Gourley noted in her opinion more than seven cars would be stacked 3/4 of the day every day.

John Coombs questioned if anyone has done a timing study on the traffic signals. Charlie Lowe indicated a study was done four or five years ago. Coombs indicated there seems to be a timing problem as our traffic count has increased. He felt if the timing is addressed, it could alleviate some of the stacking problems. Bill Terry inidicated a traffic engineer would have to look at that issue.

Jim Thomas expressed to the representive that most of the local traffic will probably go around the block instead of trying to exit to the left on Dickerson Road. Bob Blankenship, owner of the property since 1985, noted he wants to see the old building torn down soon. No one can turn left out of that property now. With the left turn lane available, traffic will turn left when they can and will not when they cannot make the turn. The situation would be the same on this site for any new proposed business.

John Cannon noted the danger factor in traffic "waiving" a car out into the stopped traffic to enter the oncoming lanes. These are called "waiver" cases, where this type situation has resulted in accidents where the oncoming traffic hits the person being "waived" out of the parking lot. The city should protect itself by going on record that the Planning Board is opposed to the left turn lane arrangement.

The Eckerd representative indicated they could have a two lane ramp with straight arrows for one in and one out but they feel this would only be more confusing and hazardous and cause stacking in their parking lot with someone waiting to turn left.

John Cannon made a motion for conditional approval subject to the recommendations of the staff and city engineer including the following:

1. A hold harmless agreement from the store in the event the sewer line or drainage pipe which is in the easement, has to be maintained or replaced, both as a note on the plat and as a separate agreement.
2. The revisions to the dumpster enclosure that it will be brick with a 4' split faced wainscote to match the building and wooden gates and additional landscaping.
3. The drainage way of the box culvert to be totally the responsibility of the property owner with the city retaining the right to access to maintain the flows should their be a blockage, etc.
4. The landscape plan to show the maximum landscaping that can be placed in the available area.
5. The Planning Board goes on record that there are serious concerns about the safety aspects of the

ingress egress and directs the City Planner and Engineer that if negotiations are possible to improve the safety factor they are to do it but if it cannot be done because of TDOT's activities, so be it.

Mary Ann Gourley seconded the motion and the board unanimously approved.

John Coombs requested the City Planner to pursue having a signal progression study and a traffic study for the intersections of Old Two Mile Pike and Long Hollow Pike, Long Hollow Pike and Dickerson Road, and Dickerson Road and Memorial Drive.

Staff reviewed the request for approval of the final plat for the Eckerd site. Bill Terry indicated the same items discussed above should be included in the approval of the final plat, including the maintenance access of flows in the creek channel and the need for a hold harmless agreement for the utility easement on the site.

Jim Thomas made a motion for conditional approval of the final plat. John Cannon seconded the motion and the board unanimously approved.

<u>Item #5 (9.72)</u> to consider request for approval of an amendment to the Master Plan for the addition of a sign for Northcreek Shopping Center.

Staff reviewed. Bill Terry indicated the current owners wish to erect a 27' high directory type sign along Long Hollow Pike near the intersection at Northcreek Boulevard behind the brick planter and in addition to the Kroger sign on the site. The sign ordinance permits another sign on the property and the size requirements can be met. This center is a PUD and the sign and its location must be approved by this board. This sign has not been submitted to the Architectural Review Committee for the Northcreek Commons. There is a question of whether this design fits in with the overall complex design.

Jim Kirkpatrick, Cumberland Sign Company, indicated the sign is to offer exposure and identification for the 16 tenants of the development to be seen along Long Hollow Pike.

John Cannon expresssed the design does not go with the building and should be more consistent with the development. Jim Thomas added the construction of steel posts and backlight panels would not be in keeping with the quality appearance of the complex and does not fit the decor. Margaret Ann Wall felt the sign should compliment the complex in keeping with requirements placed on similar requests. John Coombs recommended the item be deferred as the board is not comfortable with the design as presented. Bill Terry suggested that the Architectural Review Committee for Northcreek Commons, the owner, and the sign company meet to come up with a more acceptable design.

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

<u>Item #6 (9.62)</u> to consider request of Jim Brown for a variance for total amount of square footage permitted, Northchase Professional Park, proposed building #3, Davidson Co. Tax Map 26, Parcel 137.

Staff reviewed. Bill Terry indicated this development was originally approved for three 10,000 square foot buildings. One 10,000 square feet building was erected and the plan was amended to allow another building at 15,000 square feet, which has now been built, leaving a third building to be built at a maximum of 5,000 square feet. The owner has prospective tenants for the proposed third building but needs a total of 6,000 square feet. The actual footage built out on the first two buildings totals 24,626 square feet. An amendment for 626 square feet is needed to achieve 6,000 square feet on the third lot. This plan was approved prior to the adoption of the current zoning ordinance. The number of parking places does not meet the parking requirements now enforced by 21 spaces. The additional footage would require another 1.5 parking space. A variance in parking is also needed in order to approve the amendment. Also, the proposed building is one level compared to the other two which are two story.

Jim Brown distributed a handout of a sketch of the proposed building to show the architecture will be in keeping with the other buildings. He indicated the footprint of the original building would be increased by 22'. He added they are willing to add additional parking spaces to meet the new code requirements. Four to six parking spaces can be added at the corners without disturbing the existing terrain and landscaping. They will move and enclose the dumpster.

John Cannon indicated he would abstain from voting on this issue as he represents Mr. Brown in another matter.

Jim Thomas made a motion for conditional approvaal of the amendment to the master plan with the additional six parking spaces to be defined and shown in place on the plan. Mary Ann Gourley seconded the motion and the board unanimously approved.

There being no further business, the meeting was adjourned at 6:50 p.m.

Jim Coombs

John Coombs, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary