# MINUTES OF SPECIAL CALLED MEETING
# GOODLETTSVILLE PLANNING & ZONING BOARD

Date: November 18, 1996 Time: 5:00 P.M. Place: City Hall

| Present: | | Also Present: |
|---|---|---|
| John Coombs | Jim Hitt | Bill Terry |
| Bobbie Ann Wilson | Jim Driver | Claudia Davis |
| Mary Ann Gourley | Gary Webster | Charlie Lowe |
| Pat Lydon | Margaret Wall | Jack Tompkins |
| Absent: | | Richard Uselton |
| Jim Galbreath | Jim Thomas | Tommy Cunningham |

The meeting was called to order by John Coombs.

**Item #1 (#6-96) consider request of Thomas L. Cunningham for approval of Site Plan for Mini-warehouse, Davidson Co. Tax Map 18-12, Parcel 62.**

Staff reviewed. Bill Terry indicated this plan has been previously submitted and deferred. The revised plan submitted addresses most of the details except a few minor technical items. More detail is needed on the slopes and elevations of the trench grade along the front of the driveway. The detention calculations have been submitted but need a final review. Adjoining property owners permission is needed for the offsite grading work indicated on the plan. Tommy Cunningham indicated he has received their permission. Jack Tompkins has a few minor items relating to the retaining wall detail that he indicated he is working out with the developer. There are two landscaping issues. This is a new project behind an existing building with an existing lawn. The board should decide if additional landscaping is needed along Dickerson Road. There is a requirement for screening and/or fencing where a commercial property borders residential. There is only a short distance where these properties actually join. There should be some screening and fencing around the detention with possibly an 8' fence. There are three parking spaces showing a 10% slope parking sideways which is very steep for a parking space. With spot elevations, it should be possible to improve this slope situation.

Regarding the fence height, Tommy Cunningham indicated he plans to install a 6' wood fence along the detention. Jim Driver suggested it should not be any taller than it needs to be and Bill Terry recommended this decision should be made as the project is built. Cunningham further indicated he plans to use the lower portion of the existing real estate sign. Jim Driver recommended that no additional landscaping be required in the front, however John Coombs suggested if the existing building is removed, more landscaping would be required.

Margaret Wall made a motion for conditional approval, subject to the recommended corrections and revisions by the staff, City Engineer and board members. Gary Webster seconded the motion and the board unanimously approved.

**Item #2 (21-96) to consider request of J. T. Buckner, P.E. for approval of Final Master Plan for The Carousel, Lot No. 1 Northcreek Commons, Davidson Co. Tax Map 26, Parcel 76.**

Staff reviewed. Bill Terry explained this item was submitted and deferred at the last meeting. Revised plans have been submitted and there are a number of items to be corrected or added:

1. Landscape plans include additional plants but more detail is needed species, size, placement etc.
2. Stacking distance from Northgate Circle into the driveway remains a problem. There is room for only 2 cars to stack there before a traffic problem is created.

3. At the point where the dumpster has been moved out of the easement to the Crye Leike building, curbing has been removed and we need to know what is proposed there.
4. Some kind of sign off from Crye Leike is needed as to whether or not they ever intend to use the access easement because construction of the wall effects that access.
5. There is a problem with the arrangement of the curb line of a parking space.
6. There is a grading problem where the sidewalk will connect to the existing sidewalk and the driveway.
7. There is a transition of the retaining wall in the front and the grading that is related to that and to the sidewalk.
8. There is one drain pipe which should be realigned to not go under the corner of the sidewalk.
9. There is an offsite drainage swell on the motel site in the back. Until the motel is developed, there needs to be work done to get the drainage from this site down to Northcreek Blvd.
10. The cross slope on the entrance ramp going into Northcreek Circle is about 14% grade and may need to be taken down and altered.
11. The rendering shows a sign which may have a problem with location as it is shown on the easement for the existing Northcreek Commons signage. The detailed sign plan will need to be submitted for the board's approval of the actual sign proposed.
12. The plan needs to be signed and stamped by the engineer.

Terry further indicated the board should be concerned also with the architecture and split face concrete wall and whether this meets the architectural integrity for Northcreek Commons. The structure will be drivet and glass with the front appearance basically all glass and the back solid drivet.

Charlie Lowe noted concern about the joint user access for three users at this median break with only about 15' of stacking. This is going to be very tight and create a traffic issue from the curve line into the site. The only solution is to reduce the building size. Richard Uselton noted he has reduced the building by 360 square feet and cannot reduce the plan any more. There will be three or possibly four businesses occupying the building.

Uselton indicated the retaining wall adjoining Crye Leike could be omitted as there is a 6' grade difference in the two sites which could be sloped and sodded. Mary Ann Gourley and John Coombs indicated an abandonment of the easement should be secured from Crye Leike. Margaret Wall expressed the retaining wall should conform with the walls and planters of Northcreek Commons. Uselton noted he can use stacked block with a brick face on the retaining wall. Mary Ann Gourley also recommended the green standing seam facade at the top with gutters should be across the back of the building also.

Bill Terry further recommended landscaping should be installed to screen the air conditioning units and the grading on sidewalks should accommodate wheelchairs. At the inquiry of Jim Hitt, Terry noted the emergency vehicle access situation is resolved with the access added on Conference Drive.

Mary Ann Gourley made a motion for conditional approval subject to the recommendations and requirements identified by the staff , city engineer and board members. Pat Lydon seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:20.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary