MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: November 4, 1996 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	Jim Hitt	David Wilson	Larry Cunningham
Bobbie Ann Wilson	Jim Driver	Claudia Davis	L. Steven Bridges, Jr.
Mary Ann Gourley	Jim Galbreath	Bill Terry	Gary K. Grooms
Pat Lydon	Margaret Wall	Charlie Lowe	Brad Cather
		Jack Tompkins	Steve Snoddy
Absent:		Richard Uselton	Ray Hodges
Gary Webster	Jim Thomas	Mark Allison	Steve Axley
		Doris Ruskin	Jo Roth
		Sarah Crabtree	

The meeting was called to order by John Coombs and prayer was offered by Jim Driver. The minutes of the October 7, 1996 meeting were adopted as submitted.

Bill Terry indicated the plans for Items 4,8, and 9 are not quite ready for final presentation to the board and should be deferred. Items 5 and 10 are also not ready but the developers for these items wish to make a presentation to the board.

Bill Terry expressed to the board and members of the audience who submit plans to be considered by this board, that the present procedure is to submit their request with their plans three weeks prior to the meeting date. The city staff then reviews these plans and makes recommendations to the board. Increasingly those who submit these plans want to know the staff's comments to revise their plans. The three week period does not allow enough time for them to resubmit revised plans, have the revised plans reviewed by the staff and revise their comments and recommendations based on the corrections made. This is the reason for the number of items on the agenda for this meeting and in past meetings which are not ready for final presentation to the board. The board has expressed to staff in the past that a plan should not be brought before the board until it meets the requirements with the exception of minor corrections or revisions needed. This board may want to consider extending the submittal period to allow developers the opportunity to correct their plans after the staff's review, and resubmit revised plans, have those plans reviewed by the staff again and then the staff make final recommendations to the board before the meeting date. This preliminary process enables board members to have the comprehensive data needed to make a thoroughly informed decision.

Item #1 (#19-94) to consider the request of Gresham, Smith and Partners for approval of Final Master Plan of Greens of Rivergate, Davidson County Tax Map 33, Parcel 236.

Staff reviewed. Bill Terry noted at the close of discussion at the last board meeting, the attorney for the Greens of Rivergate indicated they were considering the possibility of a lawsuit. This item was then deferred at that point in order to obtain the advise of the city attorney. There have been several meetings with the attorneys for this development and the city. The city attorney has made a recommendation to the board to defer this request to give the attorneys the opportunity to confer on options and alternatives that might be available.

Jim Driver made a motion to defer this request for at least thirty days to allow the attorneys for the city and the developer to meet and offer this board a legal opinion and recommendation. Jim Hitt seconded the motion and the board unanimously approved.

<u>Item #2 (#19-94)</u> to consider the request of Gresham, Smith and Partners for approval of Subdivision Plat of Lot 5A, Section 2, Rivergate Acres Limited, Davidson County Tax Map 33, Parcel 236.

Due to the action on the previous item, this item could not be considered unless the Master Plan reached approval and was therefore also deferred.

<u>Item #3 (#19-96)</u> to consider request of Diel Engineering, Inc. For approval of Final Plat of Crunk Acres, Sumner County Tax Map 140, Part of Parcel 22.04.

Staff reviewed. Bill Terry indicated this request was deferred at the last meeting. The Board of Appeals has granted a variance on the lot widths so they are in compliance. Staff recommended changes to the surveyor who has corrected most of the problems on the plat. There are three minor technical changes remaining.

Bobbie Ann Wilson made a motion for conditional approval of this final plat, subject to the corrections and recommendations by staff. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #4 (20-96)</u> to consider request of Doug Jenkins for approval of Grading & Drainage Plan for A to Z Storage, Lot 8 Jackson Park Subdivision, Davidson Co. Tax Map 18-12, Parcel 67.

Bill Terry indicated the plans were not ready for presentation to the board and this item was deferred.

<u>Item #5 (21-96)</u> 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 is a plan for a small building to house three retail type uses, located beside Crye-Leike Realty on Conference Drive at the intersection with Northgate Circle. The original plan contained a substantial number of problems. The developer was informed of these items and today submitted a revised plan. The staff has not reviewed the revised plan.

Richard Uselton, developer for this plan, indicated this is a Like Kind 1031 Transfer arrangement with IRS. He is obligated to complete the property selection in a 45 day window, 33 days of which have passed. He expressed to the board that he must have conditional approval before this deadline or he will have to terminate this transaction.

John Coombs expressed the board has a responsibility to this Planned Unit Development to assure that all the required criteria is satisfied. The board cannot approve the existing plan with the number of deficiencies it contains.

Jim Driver noted this board has a reputation to accommodate any developer in a timely and efficient manner, however he would hate to rush any decision on this extremely visible and important development. He indicated he is not in favor of rushing any decision of this board.

Bill Terry indicated Southeast Ventures has prepared a letter giving conditional approval as the Architectural Review Committee for Northcreek Commons, subject to the approval of this board.

John Coombs indicated he felt the board would be receptive to have a special called meeting to consider this request prior to his time deadline if the engineer and developer could produce a revised acceptable plan including a rendering of the architecture and detailed landscape plan.

Richard Uselton noted he believes the required plans can be produced in time for such a meeting.

Pat Lydon made a motion to defer this request. Jim Driver seconded the motion and the board unanimously approved.

Item #6 (#4-94) to consider request of Allison Signs & Marketing, Inc. For approval of Sign Plan for Lenoxgate Apartments, Northcreek Commons Section 8, Davidson Co. Tax Map 26, Parcel 72 & 119.

Staff reviewed. Bill Terry expressed this proposal is for three signs, two at the Northcreek Boulevard entrance, one on each side, and another sign at the intersection of Conference Drive. The entrance signs meet the sign ordinance requirements, however, the ordinance restricts such identification signs in residential areas to the entrance, and no provision is made for additional signage. On a commercial site, signs would be permitted on each street frontage. This location was previously zoned commercial and the sign ordinance limitations were based upon the assumption that residential developments would be in a residential environment. In this case, the residential development is in a commercial environment.

Mark Allison described the type of signs as sandcarved redwood with raised brass letters and marbled background. He displayed a color rendering of the signs.

Charlie Lowe indicated this development was forced to gain access off of Northcreek Boulevard rather than Conference, and due to the traffic impact, their entrance was backed up 700 feet from Conference Drive. It is understandable that they want signage at the entrance and on Conference Drive. They have almost 1,000 feet of road frontage.

Jim Driver made a motion to grant the variance requested and to approve the sign design. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #7 (#22-96) to consider request of L. Steven Bridges, Jr. for approval of Final Plat for Moncrief Resub of Lots 26 through 28, Davidson Co. Tax Map 18-16, Parcel 133.

Staff reviewed. Bill Terry indicated this plat divides one lot into two separate lots for the purpose of building a residence on the second lot. Zoning requirements are met with the exception of three technical corrections needed.

John Coombs asked Bill Terry to check on getting a letter from Madison Suburban Utility indicating adequate water supply, and also consult with the Goodlettsville Fire Chief.

Margaret Wall made a motion for conditional approval, subject to staff's recommended corrections. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #8 (#9-96) consider request of Dewayne Caldwell for approval of Site Plan for Microtel #235, Lot 2 Resub. Deana Gibbs Property, Sumner Co. Tax Map No. 141, Parcel 74.

Bill Terry indicated the plans were not ready for presentation to the board and this item was deferred.

Item #9 (#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 twice. The engineer and owner have met with staff and been informed of needed revisions but the engineer has not submitted revised plans. Drainage is the major issue. Jack Tompkins indicated he has met with Dewayne Caldwell, the engineer for this project, and he is correcting the drainage problems on the plan. Charlie Lowe indicated the old driveways need to be removed and have one access on Dickerson Road, security fences should be added, along with the state permit, landscape plans, and the grades are excessive with 12% grade at one point in the parking area and 20% on the driveway.

David Wilson suggested that if revised plans could be submitted in time, the board might be able to consider the plan at a special called meeting before the next scheduled meeting to expedite a decision on this request.

Jim Hitt made a motion to defer until a more feasible plan is submitted. Pat Lydon seconded the motion and the board unanimously approved.

Item #10 (#23-96) consider request of Arles Green for approval of Site Plan for Arles Green Property, Sumner Co. Tax Map 142, Parcel 16.

Staff reviewed. Bill Terry indicated the plans need additions and corrections and revised plans were not ready for staff review for presentation to the board.

Margaret Wall made a motion to defer. Mary Ann Gourley seconded and the board unanimously approved.

Item #11 (#8-88) consider request to release bond for Long Hollow Place, Sec. I, Sumner Co. Tax Map 143.

Staff reviewed. Bill Terry indicated this project is complete except the monuments need to be installed and the as-builts are in the process of being completed.

Bobbie Ann Wilson made a motion to release the letter of credit with the staff's acceptance of as builts and installed monuments. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #12 (#4-89) consider request to release bond for Squires Point, Davidson Co. Tax Map 18, Parcel 129.

Staff reviewed. Bill Terry noted there are several items that need to be completed on this project. The item has been deferred at the recommendation of staff.

The meeting was adjourned at 6:35.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary