

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: July 1, 1996

Time: 5:00 P.M.

Place: City Hall

Present:

Jim Hitt	Margaret Wall
Bobbie Ann Wilson	Jim Thomas
John Coombs	Gary Webster
Pat Lydon	Jim Driver

Absent:

Mary Ann Gourley Jim Galbreath

Also Present:

Bill Terry	Steve Axley
Claudia Davis	Sarah Campbell
Charlie Lowe	Charles Moffitt
David Wilson	
Jack Tompkins	

The meeting was called to order by John Coombs, and prayer was offered by Jim Thomas. The minutes of the June 4, 1996 meeting were adopted as submitted with one exception, to change the signature block to Jim Thomas as acting chairman of that meeting.

Item 1 (#13-96) to consider request of Ragan-Smith Associates to approve a concept plan and specific land use for Super 8 Motel, Northcreek Commons, Section 8, Lot 12, Davidson County, Tax Map 26 Parcel 4.

Staff reviewed. Bill Terry noted this request continues the trend for motels in this PUD. As the board has expressed concern about this trend, staff advised the interested parties a market study or some justification would likely be required by the board based on their concerns of overbuilding motels. A market study and a sketch plan have been presented. The report indicates high occupancy rates for all existing motels and that the expanding tourist market will create more demand. The Hampton, Holiday Inn Express, Best Western and Budgetel expansion units are not included in the calculations in the market study. The original preliminary master plan in 1986 included only two motels. With a map illustrating the preliminary master plan, he gave a brief history of that plan and the progression of the development, showing the vast changes that have occurred from the original plan.

Charles Moffit and Sara Campbell presented handouts and slides regarding the feasibility study showing the determination of need assessment, who uses and what they buy. They discussed brand recognition, price point, proximity to destination, perimeters of Nashville as motel targets, and transition areas. Figures representing supply and demand indicate a 72% occupancy rate. He noted that demand increases with increased supply. He explained the effects of backside deterioration when the progression of development extends beyond the existing market around Nashville. Jim Driver expressed in his opinion the backside deterioration is more adverse and more likely if an area is overbuilt.

Jim Thomas questioned how we are better served in this community to build more motel sites? Mr. Moffitt expressed more motel sites bring in more retail and to date the statistics indicate the supply has not met the demand.

John Coombs reviewed that the board approved a preliminary plan for varied uses in this PUD in 1986 and what has developed is planned unit motel development and in his opinion it is to a point that the board needs to assure more diversity to be in accordance with the approved preliminary plan.

Jim Driver noted that with the new upscale apartments, he feels there might be a need for a more upscale motel versus yet another motel in the same price point.

John Coombs again noted this proposal is another deviation to the master plan and he does not want another situation like the lodging at Two Mile and Wren Road. He also said he has had a lot of citizens express dissatisfaction in the number of motels going in and their concern about what often happens when such facilities become run down or under poor management. Jim Driver noted it is very difficult to find another use for motel buildings if something should happen to the tourist market and the motel(s) go out of business. He also said he is not ready to give up on the original concept and encouraged the board to disallow this use. Jim Thomas expressed he has confidence that Lenoxgate Apartments will put new life in the retail potential for the development. Bobbie Ann Wilson said she believes the responsibility of this board is to consider what is best for the citizens of Goodlettsville, not what is best for Nashville or the tourist industry. Jim Thomas added that at some point this demand and tourist boom will decline. He concurs with Jim Driver that this may be our final opportunity to reimplement some portion of the original plan.

Jim Driver made a motion to decline this request to use this site for the proposed motel for reasons described above expressed from various board members. Jim Thomas seconded the motion and the board unanimously approved.

Item #2 (#5A-94) to consider request of George Welch to approve final plat of resubdivision of Lots 100 and 101, Woodwyn Hills, Section 1, Sumner County, Tax Map 42, Part of Parcel 18.

Staff reviewed. Bill Terry noted this final plat reconfigures the two lots, creating common open space to include the drainage detention pond. The plat meets all requirements and staff recommends two or three minor corrections. Charlie Lowe indicated he had no further requirements on this plat.

Bobbie Ann Wilson made a motion to approve the final plat. Margaret Wall seconded the motion and the board unanimously approved.

Item 3 (#4-94) to consider request of Brett A. Smith, Ragan-Smith, to approve landscape plans for Lenoxgate Apartments, Northcreek Commons Section 8, Davidson County Tax Map 26, Parcel 72 & 119.

Staff reviewed. Bill Terry noted the board has previously approved the final master plan but required the landscape plans to be resubmitted for final approval. This plan adds a considerable amount of landscaping to the project and meets the city's requirements. Brett Smith reviewed the plans with the board members.

Pat Lydon made a motion to approve the landscape plans. Gary Webster seconded the motion and the board unanimously approved.

Item 4 (#15-96) to consider request of Jack Nixon for approval of final plat of The Jack Nixon Property, Sumner County, Tax Map 143, Parcel 78.03.

Staff reviewed. Bill Terry noted this plat divides an existing vacant lot on Caldwell Drive into two lots. Both lots exceed the minimum lot size. A number of corrections have been made to the plat and there are a few minor corrections yet to be made. Charlie Lowe indicated the outlined comments he had recommended have all been taken care of.

Jim Thomas expressed concern about the access on Caldwell Drive. Steve Axley explained there will be a combined access to the two lots with a common use access easement located where the existing driveway is in the corner of the Isabel property, in line with Page Drive.

Margaret Wall made a motion to conditionally approve the final plat subject to the corrections recommended by staff. Jim Driver seconded the motion and the board unanimously approved.

Item #5 (#8-94) to consider request of L. Steven Bridges to approve amendment to master development plan of The Wynlands, Sumner County Tax Map 140, Parcels 17.01 and 17.02.

Staff reviewed. Bill Terry noted this PUD was approved to include an existing residence as Lot 5. The home has been sold and the new owners have started an addition on the home which encroaches on the rear yard 20' setback. This amendment would change the 20' rear yard designation to a 10' side yard designation. The configuration of the lot and the angle of the house suggests the rear and side lines, however, the portion of the yard where the addition is going could logically be designated as a side yard.

John Coombs questioned the impact this change might have on the surrounding properties. Steve Axley and Bill Terry confirmed there would be no adverse impact.

Jim Thomas made a motion to approve the amendment. Gary Webster seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:25 p.m.

Claudia Davis
Claudia Davis, Secretary

John Coombs
John Coombs, Chairman