MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

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

Present:		Also Present:	
John Coombs	Margaret Wall	Bill Terry	Gary Manning
Bobbie Ann Wilson	Jim Thomas	Claudia Davis	R. L. Montoya
Jim Hitt	Gary Webster	Charlie Lowe	Randy Caldwell
Jim Galbreath	Jim Driver	David Wilson	Alan Thompson
Mary Ann Gourley		Larry Wynns	L. Steven Bridges, Jr.
		Mike Cantrell	Henry Bledsoe
Absent:		L. Patel	G. Patel
Pat Lydon			

The meeting was called to order by John Coombs and prayer was offered by Jim Driver. Approval of the minutes of the previous meeting, December 4, 1995, was deferred.

Item 1 (#1-96) to consider the request of Dr. Roy Upton for site plan approval of Goodlettsville Animal Hospital, Davidson County, Tax Map 25-8, Parcel 57.

Bill Terry indicated at the request of Dr. Upton, this item is withdrawn and will be resubmitted at a later date.

Item 2 (#10-93) to consider the request of R. L. Montoya for re-subdivision of Lots 8 and 9 Ashlin Downs, Sumner County, Tax Map 143-O-D, Parcels 8 and 9.

Staff reviewed. The home on Lot 9 was built too close to the lot line and was in violation of the rear setback. This plat reduces the size of Lot 8 by 4' and adds the 4' to Lot 9 to increase the distance from the rear of the home on Lot 9 to the property line. This plat was deferred in November and referred to the Appeals Board. In December, the Appeals Board granted a variance in the rear yard setback for Lot 9.

Rocky Montoya indicated the plat has been redrawn to correct technical issues recommended and with the variance by the Appeals Board, the setback is now legal. The additional 4' to Lot 9 will give additional room on the back of that lot and Lot 8 will still meet the required square footage.

Jim Galbreath made a motion to approve the final plat of this resubdivision. Margaret Wall seconded the motion and the board unanimously approved.

Item #3 (9.80) to consider the request of Gary Manning, Ace Hardware, to discuss certain provisions of the zoning ordinance and the sign ordinance as it effects his business.

Staff reviewed. Slides were shown. Bill Terry explained the current sign ordinance allows one freestanding sign 30' high with 50 sq. feet surface and a 20 sq. feet maximum reader board. Banners are treated as temporary promotional signs allowed in 30 day intervals by permit. Pricing signage is not specifically addressed in the sign ordinance and is treated as a temporary promotional sign. Mr. Manning wishes to replace the surface area of his free standing sign to comply with Ace's new logo. The structure of the sign would not be changed. His sign is 60 sq. feet which is a nonconforming sign, in place prior to the current sign ordinance. Interpretation of the ordinance in this situation is unclear and staff would like the guidance of the board.

Gary Manning indicated he can change the face of the sign for a minimal expense compared to replacing the entire sign which would cost $12-$14,000. Changing the face of the sign would allow him to take advantage of a coop situation with Ace for the same size surface. He further discussed the difficulty retailers have complying with the sign ordinance regarding pricing and posting other information such as terms on seasonal or promotional items outside the business structure.

John Coombs suggested that the board should try to examine sign restrictions of other communities and the way they address these problems. Coombs and Jim Driver agreed they had no objection to allowing the surface area of the sign to be changed without changing any of the structure of the sign. Other board members acknowledged they were in agreement to this interpretation.

Regarding the signs on items outside the store, Bill Terry recommended a reader board on the store front, meeting the requirements in the sign ordinance. Gary Manning discussed the difficulty in keeping such a board current due to seasonal items and changes in the items and descriptions of terms and special offerings. Jim Driver expressed that this board has spent many hours discussing this issue and recommended Bill Terry further review the matter and hopefully bring suggestions to the board to better define outside storage, signage requirements and how to enforce such requirements.

Item #4 to consider the request of Marge Cantrell, Cantrell's Market, to discuss provisions of the zoning ordinance relating to outside storage tanks for the sale of kerosene.

Staff reviewed. Slides were shown. They wish to sell kerosene and diesel fuel from an above ground storage tank which is currently prohibited except in industrial zones. Bill Terry noted with some modifications, the tank can meet fire safety requirements but not the zoning ordinance. This is a dual tank with 1,000 gallon capacity per side, to be located behind the market.

Mike Cantrell expressed that they have customers requesting both kerosene and diesel fuel and purchased the tank, unaware this was not allowed in a commercial district.

Numerous board members indicated that approval of this request would require changing the ordinance regarding above ground storage tanks. They agreed in order to make an informed decision, information regarding the EPA, flashpoint of fuels, volume relativity, placement and screening requirements, methods of dispensing, etc, should be reviewed in detail before making a decision on this matter. John Coombs asked Bill Terry to research and bring this information to the board for further review.

Item #5 (#8-94) to consider the request of Steve Bridges for approval of Master Development Plan of the Wynlands, Sumner County Tax Map 140, Parcels 17.01 and 17.02.

Staff reviewed. Bill Terry noted this plan was deferred in December by the board and most of the corrections and additions from that submission have been handled. There remains some engineering technical problems with drainage calculations, invert elevations and pipes.

Charlie Lowe indicated there are severe horizontal restrictions and vertical problems with sags and crests in the topography on Wynlands Drive. He made several recommendations regarding driveway positions, speed limits, and posting for limited sight distances. Wynlands Drive is the main drive into this development with the potential to be extended north where there are tracts which could possibly be developed in the future. Lowe indicated he would like to go on record that if further development should occur to the north, the number of lots with primary access through this drive be restricted. He would not recommend this drive, with the problems noted, be allowed to develop into a collector road. Jim Thomas inquired and Larry Wynns responded that the point when the property owners association would assume responsibility of the bylaws would be when 75% of the homes are completed and sold.

Jim Thomas made a motion to approve the final master plan subject to the conditions recommended by staff and the city engineer. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #6 (#6-90) to consider request of Ed Corlew for approval of the final plat for Rolling Meadows, Phase One, Section 11, Davidson County, Tax Map 33-4-A.

Staff reviewed. This is the final plat for the last section of Rolling Meadows. There are a few corrections needed which have been conveyed to the engineer. Authority needs to be granted to accept a bond for an amount to cover improvements not completed. There is a list of items which are incomplete on this development pertaining to the infrastructure including paving, drainage and curbing. Charlie Lowe suggested the utilities should sign off on the plat to insure their requirements have been met.

Jim Thomas made a motion to approve the final plat subject to the minor corrections recommended by staff and the city engineer and to grant authority to staff to accept a bond for the improvements remaining to be completed in this development, the amount of such bond to be determined by staff and the city engineer. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #7 (#2-96) to consider the request of R. L. Montoya for approval of an amendment to Lot 124 of Echo Hills, Section 2, Davidson County, Tax Map 33-6-A, Parcel 32.

Staff reviewed. Slides were shown. A home has been built on this lot and is virtually complete. A retaining wall was built around the driveway turnaround and the wall was built in a drainage easement using the concrete swale for a footing. An agreement has been reached to relocate the drainage easement parallel to the wall and extending onto the adjoining property and the builder is to construct a new concrete swale in the new easement. Rocky Montoya indicated the relocated easement has been recorded.

Jim Thomas made a motion to approve the plat amendment. Mary Ann Gourley seconded the motion and the board unanimously approved, with the exception of Jim Galbreath voting no. CD

David Wilson recommended that a release be obtained from the property owner of Lot 124 to release the city of any liability if complications arise from relocating the easement and drainage swale. Jim Thomas made a motion to amend the prior motion to include this condition. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #8 (#5.5) to consider the request of George Welch, Ragan-Smith Associates, for bond reduction, Braxton Park, Section 2, Sumner County, Tax Map 142, Parcel 18.

Staff reviewed. The developer is requesting the $256,000 bond for this project be reduced to

$34,000. Staff recommends the amount retained be at $42,500. Most of the infrastructure has been installed. The final pavement and dressing for the drainage ways are all that remain to be completed.

Gary Webster made a motion to approve the reduction of the letter of credit to $42,500. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #9 (#1-90) to consider request of Paul Sauve, Ragan-Smith Associates, for approval of final plat for Budgetel Inn, Lots 1 and 2, Northgate Park, Section 12, Davidson County, Tax Map 26-1, Parcel 134 and 135.

Staff reviewed. Slides were shown. The Budgetel Inn occupies Lot 1 and they plan to expand onto Lot 2 which is vacant. This plat combines the two lots and abandons a common 25' ingress/egress/utility easement which is located along the property line. Access would be limited to the driveway beside the Krystal leading into the new Bob Evans. Staff recommends a few minor corrections to the plat and approval from all other owners and utility companies for the easement abandonment.

Randy Caldwell, Ragan-Smith, indicated there is currently an access to Budgetel at the southeast corner onto South Cartwright which will remain, and another access will be off South Cartwright near the existing access easement. He agreed the primary access will be the existing driveway next to Krystal.

John Coombs questioned if emergency vehicles would have adequate access and that his major concern is the consequences of the abandonment. Charlie Lowe suggested this item be deferred until next month when the site plan will be submitted. This would allow the Fire Department to review the access situation. He also noted a parking recap will be on the site plan.

Jim Driver made a motion to defer this request until the fire department can review. Jim Thomas seconded the motion and the board unanimously approved.

Item #10 (10.9) to consider request of Alan Thompson, Ragan-Smith Associates for approval of site development plans for Mansker Industrial Park, Lots 9 and 10, Sumner County Tax Map 141M, part of Parcels 4, 5, and 6.

Staff reviewed. Slides were shown. This is a proposed 48,750 sq. foot industrial building which meets zoning, landscape and parking requirements. The plan needs to show the location of the split-face rock wall along the back and one side. A geotechnical engineer needs to evaluate the stability of this side wall. There are a few other minor corrections recommended.

Charlie Lowe indicated there is an area on the side where the earth slopes and recommends a 2:1 slope to avoid erosion, to clean up what was not finished correctly by the initial development grading. Alan Thompson, Ragan-Smith, noted the developer agrees with these recommendations.

Bobbie Ann Wilson made a motion to conditionally approve this site plan, subject to the recommendations of staff and the city engineer. Jim Hitt seconded the motion and the board unanimously approved.

Item #11 (3-96) to consider request of Alan Thompson, Ragan-Smith Associates for approval of site development plans for Best Western Capitol Inn & Suites, Northcreek Commons, Section 6, Davidson County, Tax Map 26A.

Staff reviewed. Slides were shown. Bill Terry indicated this plan was referred to Barge, Waggoner, Sumner & Cannon for review. Their comments were referred to Ragan-Smith who prepared the plan and most of these comments and questions have been handled. One item in dispute is the throat length of the driveway entering Northcreek Boulevard. Barge Waggoner recommends the drive should be lengthened and Ragan-Smith maintains that motel traffic does not demand any additional throat length. The use that is developed on Lot 12 may have some effect on this issue. Another issue is easements for the project. An additional easement location needs to be recorded on the vacant lot behind the motel which joins with the access easement from Northgate Circle. The shared driveway for Lots 11 and 12 needs to be recorded on Lot 12 and the utility easement along the common lot line needs to be adjusted and recorded. Public Works may want plat amendments for easements and drainage pipes for public dedication. Parking spaces are adequate for the motel but the board should determine if there is enough to accommodate a meeting room to be included in the motel. The south end of the building shows a retaining wall and a wall for the enclosed swimming pool to be within four feet of the line. While there are no minimums along an interior property line, the board should determine if this is an adequate setback to properly maintain the wall..

Regarding the drainage easement, Randy Caldwell indicated the development has signed off on moving the easement onto Lot 12. He further indicated they feel the four feet setback is adequate to maintain the wall. Regarding the driveway, he noted that a grade difference would contribute to problems in lengthening the driveway and further maintained the extended length would not be necessary.

Various board members questioned the parking allocation, the throat length of the driveway, the landscaping, and other issues. Jim Galbreath made a motion to defer a decision on this request until conclusions could be reached on the parking and driveway length issues. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Jim Thomas commented with the extensive motel development, he felt the pedestrian traffic will increase even further and that this situation should be watched very closely. David Wilson noted that sidewalks are being extended and the commission has approved a pedestrian traffic signal at Conference and Long Hollow Pike. Bill Terry added that the board may want to look closely at the number of motels now approved in this area. This is a mixed use planned unit development but has progressed into predominantly motels. His concern is that in the future if occupancy rates decline, owners often begin weekly rentals for single room occupancy. Historically, a number of problems result from this including junk cars, trash, increases in crime and drug dealing. Perhaps a market study for motel rooms should be considered before approving any additional motels.

<u>**Item #12 (9.80)**</u> to consider Ordinance No. 95-527, to amend certain sections of Title 11 of the Municipal Code , the Goodlettsville Zoning Ordinance.

Staff reviewed. This ordinance has passed first reading by the commission and has been referred to the board for recommendation. There are two areas addressed in the ordinance, adult entertainment and fencing. The City Attorney is reviewing the ordinance and is expected to recommend some changes. A minor change would not have to be resubmitted to this board but any significant change would result in the amendment being referred again to this board.

The board discussed the fence issue which amends allowable height and location of fences. Mary Ann

Gourley made a motion to recommend to the commission to accept this amendment. Gary Webster seconded the motion and the board approved unanimously.

Bobbie Ann Wilson made a motion to defer a recommendation on the adult entertainment issue until the City Attorney has given his final approval of the Ordinance. Margaret Wall seconded the motion and the board unanimously approved.

Item #13 (7.14) to consider request of the Parks and Recreation Department for approval of the site for the Interpretive Center for Manskers Station, Moss-Wright Park.
And
Item #14 (8.36) to consider request of the Parks and Recreation Department to close a portion of Jackson Road.

Staff reviewed. The Bicentennial Committee and the Park Board have approved an interpretive center to be built as a bicentennial project. This is a scaled-down version of a museum/theater proposed in 1989, to compliment the fort and Bowen-Campbell House. The location proposed is the triangle of land at the corner of Caldwell and Jackson Road. Approval of the Planning Board is required prior to public funding.

Several board members commented that without some idea of the proposed facility, it is very difficult to determine if this is an appropriate site and what the impact of traffic, etc. would be on the neighborhood and park regarding safety and traffic flow.

Jim Thomas made a motion to defer any decision on approval of this site or the closing of Jackson Road until the March meeting where a representative or chairman of the boards involved and Mike Alsup, Park Director, could be present and have some type of conceptual drawing of the proposed facility. Jim Hitt seconded the motion and the board unanimously approved.

The meeting was adjourned at 8:20 p.m.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Secretary