

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: November 15, 1993
 Time: 5:30 P.M.
 Place: City Hall

Present:

John Coombs
 Charles Moore
 Bobbie Wilson
 Mary Ann Gourley
 Grady McNeal
 Billy Hitt
 Pat Lydon

Also Present:

Richard Binkley
 Rocky Montoya
 Tom Anderson
 Charlie Lowe
 David Wilson
 Bill Terry

The meeting was called to order by Chairman Coombs, and it was noted that this was a called meeting to consider two items only. Prayer was offered.

Item 1 (#17-91), consider a request by Tom Anderson, Architect and Richard Binkley, General Contractor, for approval of the site plan for a 12,000 square foot expansion of the plant facility of Anchor Wire. Staff reviewed. This is the second phase of an expansion plan of the industry, the first phase having been completed about two years ago. The plan as submitted does not contain all required elements for a detailed site plan. The major problems are drainage and replacement of required parking which will be eliminated by construction of the building. Not enough information is shown to make a proper evaluation of the off-site effects of the increased run-off. Slides of the proposed location of the building and the parking lot were shown.

Charles Lowe, city engineer, presented his comments and noted that the following additions and modifications should be required:

The 80' x 151' Building Addition East of Existing Building

1. Zoning Requirements

- A. Maximum width of driveway, according to Chapter 9, Section 11-902 i.(3) of the Zoning Regulations, allows for a 40-foot maximum driveway width with a minimum 5-foot and maximum of 20-foot radius return. Existing driveway ramp on Church Street is approximately 72 feet wide with no radius return. The driveway entrance was not constructed in accordance with the previous plan proposed and approved and should be corrected with this submission to be brought in compliance with zoning requirements.
- B. Chapter 9, Section 11-902 exhibit for parking facilities - 9 parking spaces shown as parallel spaces along entrance of truck drive to docking area of existing building are not in compliance with Zoning Regulations and allowance of these spaces should not be permitted.

2. Design Comments

- A. Topographic information referenced on plans "within 15 feet of proposed addition as per elevation verification prepared by Rocky Montoya" does not indicate location of existing utility information such as power poles, electrical lines, water lines or other utilities that may be present within the area to determine conflicts or grading problems.
- B. Additional information needed concerning the ability to provide positive drainage for the area immediately west of the proposed addition. We would suggest concrete ditching as constructed with previous additions. Provide additional spot elevations and drainage information west of the proposed addition to assure proper drainage.
- C. Indicate erosion/sedimentation prevention measures on this plan.
- D. Correct tabulation on plans to update total parking spaces to be provided in construction of addition of 23 more spaces.
- E. Indicate location, size and signage of existing proposed handicap spaces required on site.
- F. Indicate location and size of existing storm drainage pipe in this existing detention pond east of existing building. Note: This existing detention facility meets requirements for the proposed building square footage as was designed and approved in previous building additions.

Proposed South Parking Lot Additions

1. Zoning Requirements

- A. According to Chapter 9, Section 11-902 i.(7) - parking area containing three or more spaces shall be curbed. All parking areas of this proposed addition are to have concrete curbing indicated and provided with details for construction.
- B. According to Chapter 14, 11-14 06(b) 2., new topographic survey should be accomplished for proposed new pavement area with proposed grading indicated.

2. Design Comments

- A. Hydrology and hydraulic information for drainage of new parking area to be submitted for evaluation.
- B. Due to increase in impervious area, detention facilities should be accomplished whereby post development peak flows do not exceed pre-development peak flows.

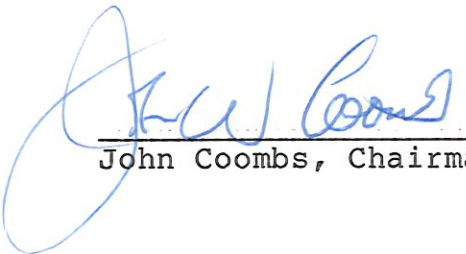
- C. The layout of parking within the south parking lot appears to cut access to accessory building located to the south of this property. If not intended, please redesign so as to maintain access.
- D. Storage of materials as well as debris is currently accomplished in the area proposed for new asphalt paving. Will these materials be stored off site or, if a storage yard is to be maintained on site, indicate the location.
- E. Provide erosion/sedimentation prevention measures with details.
- F. Provide details for paving section design improvements proposed, etc.

After further discussion, Charles Moore moved that conditional approval be given subject to the noted corrections and additions being made to the plan, and with a stipulation that the final certificate of occupancy not be issued until all elements of the plan have been implemented. Grady McNeal seconded, and the motion carried unanimously.

Item 2 (#5-92), consider a request for approval of a final plat of the Connors Subdivision located at the intersection of Patton Branch and Madison Creek Roads. Rocky Montoya represented the owner. Staff reviewed. The plat meets the requirements of the subdivision regulations, but two additional notes should be added. One note related to stating that special building requirements would apply to any house constructed on the lots as a result of the possibility of flooding. The other was to either describe or show the floodway fringe as detailed in the flood study of the property. It was also discussed that the special note regarding the elevation of the finish floor should refer instead to the elevation of the bottom of the floor joists.

Bobbie Wilson moved that the plat be approved subject to the corrections and final review of the city planner and engineer. Pat Lydon seconded, and the motion carried unanimously.

The meeting adjourned at 6:15 P.M.



John Coombs, Chairman

Bill Terry, Secretary

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