MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 6, 1991
Time: 5:00 P.M.
Place: City Hall

Present:	Absent:	Also Present:
John Coombs	Billy Hitt	Kathy & Wayne Best
Sonny Ponder	Jerry Garrett	Anthony Orange
Jim Driver	Johnny Long	Charlie Lowe
Charles Moore	Charlotte Morris	Robert S. Moon
Bobbie Wilson		Butch Duke
Grady McNeal		Bill Terry/N. Allen

The meeting was called to order by Chairman Coombs. Prayer was offered by Driver. Minutes of the April meeting were approved as submitted.

Item #1 (#11-91), consider the request of Randy Caldwell with Ragan-Smith-Murphy & Associates for approval of the Site Plan of Sovran Bank, a one-story building to be constructed at the intersection of Conference Drive, Northgate Drive and Northgate Circle, Davidson County Tax Map 26-2, Parcel 1. Property is zoned Commercial Service Limited (CSL).

Terry showed slides of the area. Staff reviewed and a few minor changes on the Site Plan were requested. The plan has been revised accordingly and now exceeds the minimum requirements.

Charlie Lowe, Ragan-Smith-Murphy, was present along with Bob Moon, Facilities Manager with Sovran Bank. Asked if the proposed widening of Conference Drive would affect the plans, Lowe said that had been taken into consideration; the building is placed well back from the small sliver of right-of-way that will be required. Moon advised there will be a wooden screen fence around the dumpster with landscaping around it.

On a motion by Ponder, seconded by Moore, the Site Plan of Sovran Bank was approved subject to final approval of the City Engineer and City Planner.

Item #2 (#18-90), consider the request of Head-to-Toe, Inc., for approval of a Resubdivision of Final Plat of Head-to-Toe Subdivision located at 302 Frances Street, Davidson County Tax Map 26-5, Parcel 128. This resubdivision will involve a portion of Parcel 126 (Evelyn Tretter, owner) and will supersede the recording of Roscoe Place Subdivision, Block J, Lots 20, 21 and 22.

This plat is for the purpose of adding 18 feet to their property in order to get additional parking. It also adds a drainage easement across the rear of the adjoining lot in order to pipe off the surface drainage to a natural drainage way. Staff reviewed; several changes were requested and have been made.

Terry showed slides of the nearly completed building and the area to the rear which is being added for parking. There is one problem: the Public Works Director advised that the sewer easement to the north of lot 1 has been relocated to the other side of the lot. We need a reference and location of the sewer easement on the plat before recording.

On a motion by Moore, seconded by Driver, the Resubdivision of the Final Plat of Head-To-Toe Subdivision was approved subject to the relocated sewer easement being referenced and located on the plat, and final approval of the City Engineer and City Planner.

Item #3 (#1-91), consider the request of Butch Duke for approval of a sign at the new location of Century 21 offices, 126 Long Hollow Pike, to comply with requirements of the Master Development Plan. The property is zoned CPUD. When the Master Plan was approved, the sign detail was not available; the Board needs to approve the sign prior to issuance of a sign permit. The Board has discretionary power regarding the type of sign to permit in a PUD.

Terry showed slides of the area; also of the Century 21 pole sign at its present location on Depot Street which Duke plans to use. Staff reviewed and feels that other types of signs would look more attractive. A pole sign is not in keeping with the intentions within a Planned Unit Development. A monument-type sign is envisioned to be more in keeping with the desire for development along this main thoroughfare into the City.

The sign committee has been aggressively working for 2 years on their 5-year plan to eliminate all non-conforming signs in the city and alleviate signage problems. Also, as new development comes in, the Board has a responsibility to upgrade signage requirements. As development has progressed from Dickerson Road down Long Hollow Pike, the signage has been compatible with the intentions of the PUD zoning, which is to proviee for the total planning of a site encompassing land, buildings, landscaping and signs.

Duke said he has to follow Century 21 guidelines, which leaves him little choice to make the changes the Board suggested. He said the 26' tall sign on a metal pole will be mounted on the ground and landscaped, with no concrete pad. Because of his $250,000 investment in the building, Duke said he is not financially able to change the sign now; maybe in 3 years he could make a change.

The Board was also concerned with the manner in which the sign would be lighted. Duke indicated it would not contain internal lights, but would have external spotlights. The Board noted that lights should not be installed in any way that would create a traffic hazard.

The Board still felt the pole sign was not in compliance with the Planned Unit Development concept. Terry explained to Duke that even though he has met the requirements of the sign ordinance, the Board has the authority to approve or disapprove a design in a PUD.

One aspect of design is signage. There are no detailed specifications in the PUD requirements of the zoning ordinance except that a detailed sign drawing is required, showing that the sign is compatible with the final plan.

In further discussion requesting Duke to modify his sign to conform with the area, he was asked if he could be more flexible? Duke felt he was being reasonable in offering to change the sign within 3 years. One suggestion of the Board was to cut the pole so the sign would be level with the Creative Hair sign. Duke would not agree to this.

The final suggestion, agreed to by Duke, was to put the phone number on top, cut the pole so the sign will be the same height as the Creative Hair sign, and attach the balance of the pole on the opposite side of the sign. The sign is to be reworked within 3 years and plans brought back to the Board for review. On a motion by McNeal, seconded by Ponder, the sign was approved subject to the above changes; subject to reworking the sign in no more than three years and bringing details back to the Board for review; and subject to the final approval of the City Planner.

Following the published agenda, two items were discussed:
1) Consider an extension of a $35,000 Letter of Credit on Echo Hills. On a motion by Moore, Seconded by McNeal, Terry was granted the authority to accept.

2) Public Hearing for a zoning change for property across Dry Creek in Metro's jurisdiction. Terry feels that such a change would have a detrimental impact on the homes on Janette Court and it would be appropriate for the Board to take a position on this matter. The present use is an American Legion Hall, which is a "conditional" use in the residential zoning. The proposal is to change to CS, which compares to our CG (Commercial General). The property has a narrow, one-lane access road (Dry Creek Road). Person applying is a used car dealer and would possibly use this for a storage lot. The Metro Planning Commission has recommended that it be turned down, however Metro Council can overrule. The Board agreed that Terry write a letter expressing the City's opposition to this zoning change because of the potential adverse impact on the adjoining residential area across Dry Creek in the City of Goodlttsville.

The meeting adjourned at 6:00 P.M.

John W Coombs

John W. Coombs, Chairman

Nancy W. Allen

Nancy W. Allen, Recording Secretary

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