MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: March 4, 1991
Time: 6:30 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Sonny Ponder	Terry Simmons	Nelle Liggett
Jim Driver	Jery Garrett	Ellie Mead	David Wilson
Johnny Long	Charles Moore	Dale Rogers	Bill Terry
Bobbie Wilson	Grady McNeal	Sandy Goode	Nancy Allen
Billy Hitt	Charlotte Morris	Don Williams	

The meeting was called to order by Chairman Coombs. Prayer was offered by Jerry Garrett. Minutes of the February meeting were approved as submitted.

Item #1 (#2-91), consider the request of Dale Rogers of Rogers & Associates for approval of an aluminum can reimbursement center to be located at the intersection of Long Hollow Pike and Dickerson Road (Davidson County Tax Map 26-1, Parcel 2).

This request involves the location of an aluminum can purchasing device that automatically weighs and reimburses a customer. It is totally portable, being brought in on a truck and forklifted onto the site.

The staff reviewed and Terry explained that Mr. Rogers first inquired if such a facility could be located in the City on a lot with another use. The example given was a BP convenience store and gas station in Hendersonville. Staff indicated to him that this was permissible as an accessory use.

When he came back with the new location, Rogers was advised that it was a different situation because it is zoned CPUD and requires P&Z Board approval. PUD requires a master plan, but none was submitted due to the nature of the operation. The Board was asked to determine if this request should be granted at this location. Slides were shown of the BP location in Hendersonville as well as the corner lot in question across from City Hall.

Don Rogers was present and handed out additional pictures and articles about "The Golden Goat" and its positive reception in Hendersonville. He read a letter from Susie Perkins (Free Press), Chairman of "Beautiful Hendersonville, Inc.", which sponsored recycling, expressing the hope that we look favorably on this proposal. Beginning April 1, Rogers has a signed short-term, 60-day lease, with a 30-day termination, with the Bank of Goodlettsville, property owner.

Board members expressed unanimous support for recycling; their concern was with the location, because of the ongoing project to upgrade and beautify Main Street. Rogers was asked if he would agree to the same short-term, 30-day termination deal with the City, should his requested be granted. Rogers said the machine costs $25,000, and the electrical hookup is $700; this is a big investment to make under those conditions. He was asked if he had considered an alternate site and he said he had not.

Wilson wanted the Board members to be aware of the present recycling program the City supports in conjunction with the Kroger Company and the Woman's Club, with the revenue going to the Help Center. He emphasized he was not suggesting we deny Rogers' request, but felt it was important to note that the majority of that revenue comes from aluminum cans. Nelle Liggett, Director of the Help Center, said the Center has received $2,215 from the joint recycling project located at the Kroger site. She felt another location for aluminum cans alone where the customer is paid on the spot would substantially decrease that donation. She asked if perhaps Mr. Rogers would consider a donation to supplement their loss should his request be granted. Rogers said he didn't want to get in the way of any charitable organization in Goodlettsville.

The Board also discussed the potential traffic hazard with ingress and egress at Long Hollow Pike and/or Main Street, as they are both major thoroughfares. Rogers said he would place the machine back toward the bank and facing Long Hollow Pike. He was asked if, in his experience with these machines, there had been a problem with leakage from partially emptied cans collecting beneath the machine drawing bugs and sweat-bees. He was not aware of a problem other than what normally collects around trash.

The consensus of the Board was that they liked the concept but not the location, and recommended that he look for an alternate site. Terry said, from the City's perspective, that lot is a continual problem because it has no specific use; people use it for anything, and this use might contribute to that problem. An accessory use on a lot already in use would be preferable.

Terry Simmons explained that he had talked with Rogers about the property and suggested he contact Don Hix at the Bank about a lease. Simmons said he was not aware that the proceeds from our recycling site at Krogers went to the Help Center. He suggested that a location in the Goodlettsville Plaza may be more acceptable.

On a motion by Driver, seconded by Morris, the request was denied because of the location on Main Street and potential traffic problems. If Rogers finds another location, he should bring back to the Board.

<u>Item #2 (#3-91)</u>, consider the request of Don Williams for an amendment to the Interstate Sign Area, Appendix A, of Goodlettsville Sign Ordinance No. 87-386, as amended, with regard to property bordering the Hendersonville Bypass, specifically, Parcel 34, Rivergate Plaza (Davidson County Tax Map 26-14).

Staff reviewed. Terry's analysis follows: The existing boundary for the Interstate Sign Area is the west side of the bypass. There is a proposal for a business to locate on the property between Rivergate Plaza and the Carmike Theaters. The owners of this business, NTW (National Tire Warehouse), believe that the bypass creates a barrier for sign visibility, and therefore have made a condition of their offer on the property that provisions relating to sign height be adjusted. Therefore, Don Williams, one of the partners in the ownership of Rivergate Plaza initiated this request. The sign provisions of the Interstate Sign Area will meet their needs.

Terry advised that the City Commission has passed on first reading an ordinance that requests the Planning Board to review the sign ordinance to consider possible amendments. This request is covered by that ordinance. Further, it was suggested that in order to look at this situation comprehensively, all of the properties bordering the bypass be studied for possible inclusion in the Interstate Sign Area.

Terry's recommendation: This is a policy decision which the Planning Board and City Commission should make on behalf of the City. Staff should explain and provide alternatives. Questions that should be considered are as follows:

1. Are all properties in this area similarly situated and thereby deserving of similar treatment?
2. Does the bypass create a barrier to business visibility that should be corrected by taller signs?
3. Is the business vacancy level in this area related to restrictive sign provisions? (There are now 7 businesses which have closed in recent weeks along Two Mile Parkway, plus the vacancies in Rivergate Plaza.)
4. Will granting this change result in the erection of more and taller signs? Is this the direction the City should go?

Don Williams was present. He said he has the contract with NTW in hand, sale being contingent on being allowed to have a 50' sign. He said he would also like to re-position the Plaza sign to be more visible. Williams has also requested a variance from the Board of Appeals, claiming a hardship caused by the bypass barrier. That meeting is scheduled for March 11. Terry explained that he had advised Williams he had two options: 1) to appear before the Planning Board with the request, and 2) to appeal to the Board of Zoning Appeals for a variance. Williams took both options.

After discussion of the daily problems encountered as a result of the restrictive sign ordinance, and the dramatic impact on businesses caused by the artificial barrier created by the bypass (which was far greater than could have been anticipated when the sign ordinance was being studied and written), it was determined that the Board should look favorably toward some leeway and address the entire ordinance in order to make an intelligent decision. A work session was scheduled for Monday, March 18, at 5 PM.

A motion was made by Ponder, seconded by Moore, to defer the request until the Board has had an opportunity to study the ordinance further at the work session.

Following the published agenda, the Board granted approval to hear two additional items.

Item #3 (#4-91), Ellie Mead, Chairman of Main Street & Company, asked the Board to consider the feasibility of requiring all power lines to be underground. She, Jerry Garrett, David Wilson and Bill Terry have met with Nashville Electric engineers, who have agreed to do a feasibility study, at no cost to the City, on burying lines. NES said the first step would be to ask the Planning Board to consider passing an ordinance that any new development coming in would be required to put in underground service. Brentwood has an ordinance we could study. Everybody concurred that this would be a good thing for the City and commended Ellie for her efforts. The Brentwood ordinance will be studied.

Item #4 (#5-91), Billy Hitt requested consideration for approval of a Site Plan for the addition of a 40,000 sq. ft. warehouse across the private road from the existing warehouse on his property on Springfield Highway (Sumner County Tax Map 142, Parcel 4, zoned IG (Industrial General).

Terry said the site plan meets requirements, however, landscaping needs to be addressed. A 10' landscaping strip is required along the front (facing Springfield Highway). There is only a 5' strip between the property line and the pavement. Hitt planned to use 5' of the State right-of-way to meet the 10' green strip requirement. In order to meet the front landscaping requirement without using the State ROW, Hitt was asked to move the building back 10'. He said this would hinder trucks maneuvering in the rear of the building, but agreed to comply with the Board's request. Subject to this agreement and landscaping plans being approved by the City Engineer and City Planner, a motion was made by Garrett, seconded by Moore, to approve the Site Plan.

As a note of information to the members, Wilson said he had been contacted by the owners of Fountain View Mobile Home Park asking the support of the City to move all the trailers off and sell the property.

The meeting adjourned at 8:00 P.M.

John W Coombs

John W. Coombs, Chairman

Nancy W. Allen

Nancy W. Allen
Recording Secretary

/nwa