

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 7, 1990
Time: 6:30 P.M.
Place: City Hall

Present:
 John Coombs
 Sonny Ponder
 Jim Driver
 Grady McNeal
 Billy Hitt
 Bobby Jones
 Charlotte Morris

Absent:
 Charles Moore
 Johnny Long
 Doyle Hasty

Also Present:
 Howard George
 Bill Lockwood
 David Young
 Jeff Baines
 Ted Kromer
 Doug Hopper
 Bill Terry
 David Wilson
 Nancy Allen

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

Item #1 (#3-90), consider request of Howard George for an amendment to Lot #5 of the recorded Final Plat of Mallard Creek Subdivision (Sumner County Plat Book 13, Page 87).

The request is to amend the maximum building setback line and the reserved area for a septic tank in order to accommodate a certain type house. The County Health Department has approved this change by limiting the lot to a three-bedroom house and specifying a certain type drainfield. On a motion by Ponder, second by Jones, the request for amendment was unanimously approved.

Item #2 (#33-88), consider request of Howard George for an amendment to Lots 8 and 9 of the recorded Final Subdivision Plat of G. C. Sisco Farm, Section 3 (Sumner County Plat Book 12, Page 365). This request is for the purpose of combining two lots into one lot, thus eliminating lot 9. George presented a revised plan which modified the drain fill area; this revision was approved by the Local Health Authority. On a motion by Driver, second by Ponder, the request for amendment was unanimously approved.

Note: At this point, Bill Terry advised the Board that the City is under a sewer moratorium order from the State Department of Health and Environment. We are now in the process of submitting a list of projects to which the City has made a commitment by various kinds of approvals. The State has to approve this list which will be exceptions to the order. Until the list of exceptions is approved, any approvals of projects which the Planning Board may give must be conditional on the State's order. The next two items on the agenda are so affected.

Item #3, consider request of Joe Ballard of Barge, Waggoner, Sumner and Cannon for approval of a Final Subdivision Plat of Northchase at Rivergate, Section 2. David Young, with Chickering Ventures, Inc., was present to address the Chickering at Northchase plat.

This plat creates three lots out of the existing lot #1. The sewer line extension will have to be bonded and some additional monuments and corner pins shown and installed. In the event the extension is denied by the State, lot #9 can be shown as reserved until sewer is available. Sewer is already available to the other two lots without new construction.

On a motion by McNeal, second by Ponder, the Final Subdivision Plat of Northchase at Rivergate, Section 2, was unanimously approved conditional upon the results of the State order, as noted by Terry.

Item #4(a) (#17-89), consider request of Bill Lockwood of Barge, Waggoner, Sumner and Cannon for approval of Final Subdivision Plat of Brick Church Village. This plat combines all the parcels that will comprise the shopping center into one tract. The corrections requested of the staff have been made. On a motion by Driver, second by Long, the Final Subdivision Plat of Brick Church Village was unanimously approved.

Item #4(b), consider approval of Final Master Plan of Brick Church Village, Phase 1. This submission includes a name change since the preliminary plan (originally Goodlettsville Commons). The only item not submitted is the detail of all signs. These will have to meet the sign ordinance and be approved by the Board. With this exception, the Plan meets zoning ordinance requirements.

Detailed staff review of the drainage plan revealed that the plan as submitted did in fact reduce the total run-off from the site. However, all drainage was concentrated at one point, thereby resulting in an increase in run-off at that drainage ditch. Therefore, the plan was rejected and corrections suggested. Those suggestions were accepted by the engineer and are to be incorporated into the final plan.

Another suggestion was for an additional catchbasin for the driveway at Dickerson Road in order to prevent water from entering the highway. This was accepted.

Jeff Baines, with Ragan-Smith-Murphy, worked with Lockwood on the drainage problem and was present for any questions from the Board. Bill Lockwood said drainage had been designed to hold up to the 25-year flood stage. On Baines' recommendation, a minor change was made in the area behind the shops where they deleted 24 spaces and increased the detention, adding two 2-foot wide low-flow concrete swales. Lockwood assured the Board that this engineering change will not increase the outflow.

Another drainage concern was whether the ditch between lots 88 and 89 needs improvements. Trion does not own those lots. Baines said he didn't see any problem. Lockwood agreed to increase the capacity of the drainage structure under Old Brick Church Pike by adding another pipe beside the existing one and to stabilize and improve the ditch on the downstream side of Old Brick Church Pike in order to assure that stormwater stays in the ditch and does not flow across the adjoining lot.

Other changes recommended by the staff and accepted by the developer include a guard rail along Brick Church Pike between the entrances and improved striping arrows. The fire department is reviewing the lane configuration for fire protection purposes.

The landscaping plan was discussed. Landscaping provisions in the ordinance require a barrier wall or fence; however, the Board may waive this requirement if the project will be adequately screened by plant material. At the staff's request, an analysis of the landscape materials was presented to provide a better idea of how they will appear after planting and growth.

Transitional screening in the area which borders the Old Brick Church residential property was discussed in detail. At the top of the 7 to 8-foot berm, 6-foot tall white pine trees will be planted, with a second row along the parking area. The detention pond will be covered with crownvetch groundcover.

Transitional screening on Bell Street was discussed; in particular, how the view of the rear of the store from across the street will be protected. This screening will also be white pine trees, 6 to 8-feet tall when installed, with quick growth, becoming 8 to 10 feet tall in three years. This planting will be 12 to 13 feet off the Bell Street right-of-way.

The Board felt the white pine trees would be more aesthetically acceptable and would provide better screening; they agreed to waive the ordinance barrier requirement.

Architectural plans showing additional art work had been requested by the staff to give the Board a detailed view of the appearance of the buildings. Kromer said these were preliminary drawings; he didn't understand that detailed drawings were required at this time. He said they were five or six weeks away from having a detailed submittal ready. The buildings were originally to be all brick. They are now reviewing the exterior material; it may end up being a combination synthetic stucco and brick, similar to the City Hall building.

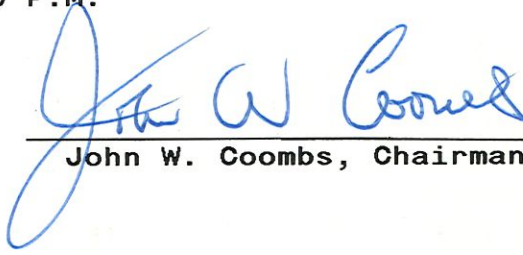
Kromer said because of the sewer moratorium and an unexpected difficulty in financing, a groundbreaking date has been put on hold.

Following the lengthy and detailed discussion, a motion was made by Ponder, seconded by Morris, that the Final Master Plan of Brick Church Village PUD, Phase 1, be given conditional approval based upon 1) acceptance of sewer by the State, 2) a final decision by the Planning Board on the architectural design and material of the buildings, and 3) approval of sign detail. The motion passed unanimously.

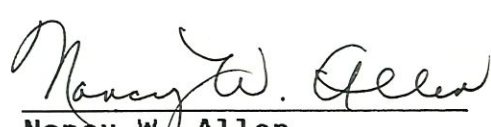
Wilson and the Board commended Mr. Kromer and all who worked on this project for their cooperation in working toward a development everyone can be proud of.

Coombs asked about the status of the Sign Ordinance amendment which was recommended to the Commission in March. Wilson advised that the ordinance (No. 90-424) was on the agenda for first reading on March 15, 1990, but was deferred on a motion by Commissioner Long until details could be studied at a work session. Coombs requested that the ordinance be put back on the first Commission meeting in June.

The meeting adjourned at 7:30 P.M.



John W. Coombs, Chairman



Nancy W. Allen
Recording Secretary

/nwa