

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 5, 1990
Time: 6:30 P.M.
Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>	
Sonny Ponder	John Coombs	Don Carver	Larry Wilt
Charlotte Morris	Johnny Long	Ed Corlew	Larry Wilt, Jr.
Grady McNeal	Billy Hitt	A. C. Batson	Bobby Genung
Doyle Hasty		Jim Brown	Johnny Genung
Charles Moore		Wesley Williams	Bill Terry
Jim Driver		Ted Kromer	Doug Hopper
Bobby Jones		Tommy Jackson	Pete Ragan
		Howard George III	David Wilson
			Nancy Allen

The meeting was called to order by Vice-Chairman Ponder. Prayer was offered by Hasty. Minutes of the January meeting were approved as submitted.

Item 1 (#2-90), reconsider request of Larry Wilt for Site Plan approval of proposed Tennessee Discount Nurseries to be located at the corner of South Dickerson Road and East Street (Davidson County Tax Map 26-1, Parcel 20). Terry said revised plans, incorporating changes recommended at the January meeting, had been brought in for review. Some additional changes were requested and those revised plans were presented at the meeting. Curbing, landscaping and layout of the parking lot had been changed to comply with the engineer's requests. One other change was requested: that the curb be extended from 24' to 30' at East Street.

Because there have been complaints from the neighbors, and because there is a question as to whether he is complying with the zoning ordinance, Wilt was questioned about his greenhouse business on Brick Church Pike and what effect this new landscape location would have on it. Wilt said most of his inventory will be brought to this lot; the greenhouse is used for storage now.

Motion was made by Moore, seconded by Jones, to approve the Site Plan for Tennessee Discount Nurseries subject to the engineer's request to widen the curb on East Street from 24' to 30', and approval of the City Planner and City engineer. Motion passed unanimously.

Item 2 (#3-90), consider request of Howard George III for Final Subdivision Plat approval of Mallard Creek Subdivision, a 16-lot residential subdivision to be located between Madison Creek Road, Hogan Branch Road and Happy Hollow Road (Sumner County Tax Map 121, part of Parcel 105, G. C. Sisco Estate).

Staff reviewed; their comments were relayed to the developer who agreed to the changes and revised the plat. The flood study was made by James D. Anderson, P.E., and is noted on the plat.

Motion was made by Driver, seconded by Morris, to approve the Final Subdivision Plat of Mallard Creek Subdivision subject to the approval of the City Engineer and City Planner. Motion passed unanimously.

Item #3-a (#17-89), consider request of Trion Properties, Inc., to rezone Parcels 69 and 70, Davidson County Tax Book 18-16, from R7 (High Density Residential District) to CPUD (Commercial Planned Unit Development); these parcels are to be included in the Goodlettsville Commons shopping center development to be located on the west side of North Dickerson Road at New Brick Church Pike.

This addition was necessary to meet the distance requirements of the City ordinance regulating the sale of packaged beer. Without meeting the requirement, the proposed grocery store could not get a beer license and would not close the deal. Also, the additional property gives more land to improve the drainage retention problem.

On a motion by McNeal, seconded by Driver, rezoning of Parcels 69 and 70, Davidson County Tax Book 18-16, from R7 to CPUD was approved for recommendation to the Commission.

Item #3-b, consider minor concept plan revisions of the Goodlettsville Commons Shopping Center. The developer wants to move the entrance on New Brick Church Pike 300 feet closer to Dickerson Road. Detailed engineering plans had not been prepared.

There were concerns expressed about adequate stacking for a left turn into the entrance on New Brick Church Pike as well as a left turn in and left turn out from the Dickerson Road entrance. Moving the entrance from the crest of the hill on New Brick Church Pike was another concern and needs further study. Motion was made by Hasty, seconded by McNeal, to defer until a final overall plan is submitted. Motion was unanimous.

Item #4 (#4-90), consider request of Wes Mark Realty for Preliminary Master Development Plan approval of a commercial planned unit development proposed for Parcel 7, Davidson County Tax Map 26 (known as the Fitzpatrick property) located between Conference Drive and Two Mile Parkway.

Terry presented slides of the area and reviewed comments of the staff. There is a land swap involved between these new owners and the Mall that will create the corner lot and provide more parking for the Mall. Proposed uses include retail, a bank, and a restaurant. They plan for the road from Two Mile Parkway to the property to be constructed as a public road and then continue to the intersection of the Mall loop road as a private road with joint use and maintenance agreements.

A complicating factor is that the city limit line runs through lot 1 (the proposed restaurant site) and causes the need for Metro approval of that portion of the plan. The plan basically meets our requirements. A landscape plan is not required for preliminary

approval--a general note that landscaping is required and final master plans must include a detailed landscaping plan. Staff desires that as many existing trees be conserved as possible. Also, the back side of the buildings will face the bypass ramp and appearance is important. There was concern about who maintains the private road. The City Engineer would like to see the overall ownership maintain, or make public. The public road and the private road have an unequal distance to maintain, and it would be better that all share equally.

Williams explained that the Mall has an agreement with Hurd Properties and they are tied to this agreement. This may be included in their maintenance agreement. Plans are that they will build the road from the end of their property down to the Waffle House and it will be public. Williams agreed to discuss with Ragan whether they might consider making the road private all the way down to the Waffle House. Also, the name, "Rivergate Shopping Mall" may be confusing; they agreed to consider another name.

Motion was made by Driver, seconded by Moore, to approve the Preliminary Master Plan, contingent upon Metro's approval of lot 1, and subject to other recommendations and approval of the City Engineer and City Planner.

Item #5, consider request of Corson Development, Inc., for Final Plat approval of Section 6, Phase One, of Rolling Meadows Planned Unit Development, located between South Dickerson Road and Old Dickerson Road. (#6-90)

Terry said that several minor corrections to the plat have been made as recommended by the staff. He showed slides of this section as it relates to lot 6 behind this section and the ongoing problem between the owner of lot 6 (Arnold R. Yeargin) and the developer Corson Development (Ed Corlew) as it relates to screening. This was considered at the November 6, 1989, P&Z meeting and hopefully resolved when the Board requested and Corlew agreed to plant, on offset centers, another row of white pines. This has been done; however, Yeargin is still not happy with the screening efforts.

After considerable discussion, it was determined by the Board that Mr. Corlew had met the obligation that was required of him in his approval process when the original master plan of the development was approved by the Planning Board, and any further relief will be between the two parties. Because there is a problem of a ditch between the two properties and the trees planted on Corlew's property are too low to effectively screen, Corlew offered to furnish Yeargin some additional trees to plant himself on his own property. (City Manager Wilson wrote Yeargin regarding this discussion and the action taken by the Board, a copy of which was mailed to all Board and Commission members.)

There are two sections remaining to be developed and a few items should be addressed prior to completion of the PUD. The matter of the common open space should be addressed with regard to its

use, condition, and ownership. Currently, this area is being used for storage of materials as well as just dumping construction waste. Corlew said he has begun to clean up.

On a motion by Driver, seconded by Morris, Section 6, Phase One of Rolling Meadows PUD was approved subject to all recommendations being effected and approved by the City Planner and City Engineer.

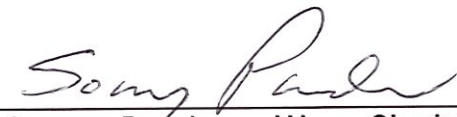
Item #6 (#5 -90), consider request of Johnny Genung with Project Management Services for Site Plan approval of a Fitness Training Center to be located on Glancy Street, Davidson County Tax Map 34-5, Parcel 98.2.

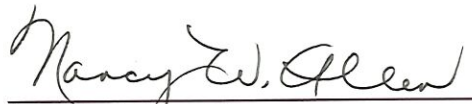
Terry showed slides of the area. The developer was advised of the staff recommendations and a revised plat was brought back to the City Planner and reviewed. Two remaining issues were drainage and size of water line. This information will be incorporated in the revised plat.

The Site Plan and landscaping meet City requirements, but the Fire Department wants a fire hydrant 200' back off the road at the corner of the building.

Motion by Jones, seconded by Driver, to approve the Site Plan for the Fitness Training Center, subject to the recommendations and approval of the City Planner and City Engineer. The motion passed unanimously.

The meeting adjourned at 8:30 P.M.


Sonny Ponder, Vice-Chairman


Nancy W. Allen
Recording Secretary

/nwa