MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Jan. 8, 1990

Present:	Absent:	Also Present:	
John Coombs	Jim Driver	Tyler Abram	Bill Terry
Sonny Ponder		Larry Wilt, Sr.	Pete Ragan
Grady McNeal		Larry Wilt, Jr.	D. Hopper
Johnny Long		Howard George	N. Allen
Doyle Hasty		Howard George, III	
Charles Moore		David Atchison	
Billy Hitt		Bill Samples	
Bobby Jones		Jim Brown	
Charlotte Morris		Mr. & Mrs. Alex Beavers	

The meeting was called to order by Chairman John Coombs; prayer was offered by Doyle Hasty. Minutes of the December meeting were approved as submitted.

Item 1 (# 1-90), consider the request of Tyler Abram, with Bob Evans Restaurants, for approval of a Site Plan for a proposed restaurant on Lot 4 of the Resubdivision of Section 12, Northgate Park, at the intersection of South Cartwright Street and Long Hollow Pike (Davidson County Tax Map 26-1, Parcel 137).

Slides of the area were shown by City Planner, Bill Terry. Changes needed on the plans, as recommended by the staff, are:

1. The proposed sewer hookup will not work; there is not enough elevation change between the restaurant and manhole.
2. All surface water needs to be directed away from the I-65 ramp where a major drainage problem exists, and directed toward Cartwright Street; this can be solved by berming. All internal pipes should be 15" minimum. Any off-site drainage from the south needs to be shown. An erosion control plan should also be included.
3. One boundary bearing and distance is missing.
4. A benchmark related to the flood study needs to be shown.
5. The limit of construction and type paving should be shown.
6. The underdrain system shown on previous plans needs to be addressed.
7. Certification of floor elevation should be submitted to Codes upon completion. An elevation of 445.5 is minimum.

Concern was expressed that the back of the restaurant will face the Budgetel Inn. Abram said that both Budgetel and Northcreek Association were contacted about the development, and their signed approval will be provided the Board.

The City Engineer's main concern is drainage. Abram was shown the Final Subdivision Plan of Northgate Park, Section 12, which was approved 1/5/87 subject to Lots 1 and 2 (Budgetel) being serviced by dedicated public gravity sewer, and Lots 3 and 4 (proposed convenience store and restaurant) being serviced by individual pump stations. Abram had not seen that plan but said he would look at and get back with Ragan.

On a motion by Ponder, second by McNeal, the Site Plan for Bob Evans Restaurants was approved subject to compliance with the recommendations of the City Planner and City Engineer, and to receipt of letter from Budgetel and Northgate Association approving the development site.

Item 2 (# 2-90), consider request of Larry Wilt for Site Plan approval of a proposed landscape-garden center to be located at the corner of South Dickerson Road and East Street (Davidson County Tax Map 26-1, Parcel 20). The plan does not show existing site features, contours, building detail, drainage, or stamp of designer, and was not adequate for staff review. There is a Site Plan checklist which must be followed and the Board asked that Wilt be provided this, and that he resubmit his plans. On a motion by Moore, second by Long, this item was deferred for thirty days.

Item 3 (#3 -90), consider request of Howard George III for approval of Preliminary Subdivision Plat for 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 119, part of Parcel 105--the G. C. Sisco Estate).

The staff reviewed and had some concern about flooding on the low area. The creek is not in the area covered by a flood study, therefore, no detailed floor or elevation data are available. The city's floodplain regulations provide for a 100-foot distance requirement from the top of the bank in cases where flood information is not availalbe, or the developer can submit the data for the establishment of the necessary elevations. Another concern was adequate good soil for septic tanks. The plat shows some soils that are marginal (60 and 75 minutes per inch), however the Sumner County Health Department indicates there have been no failures in these types of soils. Staff recommendations were:

1. Establish a minimum first floor elevation for lots 1, 2, 3, 14, 15 and 16, and possibly restrict them to no basements. (Note: See amendment to item 1 on page 3.)
2. Show a 100-foot area from top of bank as a possible flood hazard area.
3. Show area on each for septic tank and an expansion area, and on lots 4 and 5 locate the building site.
4. Show a sewer easement along the creek for future sewer installation purposes. The width should be determined by the City Engineer.
5. Show an additional fire hydrant in front of lot 10.

Also, the Final Plat should show a 30-foot right-of-way dedication on Madison Creek Road, and a 25-foot ROW on Hogan Branch Road and Happy Hollow Road.

George said he plans to do a flood study as it will be in his best interest and help determine some questions he has.

Hitt asked that item 1 be amended to read:

1. Conduct engineering and flood study, and establish a minimum first floor elevation for lots 1, 2, 3, 14, 15, and 16, and possibly restrict them to no basements.

On a motion by Hitt, second by Moore, the Preliminary Plat of the Mallard Creek Subdivision was approved subject to the recommendations of the City Planner and City Engineer and to item 1 being amended to include a flood study.

Item 4, consider request for approval of Final Master Development Plan for Miller Medical Clinic, Lot 6, Northchase at Rivergate.

The staff reviewed and the following minor additions and corrections were requested:

1. The grading extends across the property line. This should be noted for the adjoining property.
2. The dumpster pad faces with the opening toward the adjoining lot and could create an aesthetic problem for that lot and for any traffic using the drive.
3. If the drive that stubs out at the west property line is designed to provide for through traffic movement, it could create a traffic problem at the Professional Park Drive exit.
4. Show type pavement and the extent thereof.
5. Show the Engineer's stamp.
6. Remove the stamp "preliminary" when approved.
7. The grading plan creates a spot in the southwest corner where ponding will occur. This should be corrected.
8. The street must be cut for the water service. It should be explored whether there is one place to cut the street for water service to all the remaining lots on that street.
9. Show the easement required for sewer line extension.
10. Show a benchmark for elevations and map and parcel number.
11. The ground sign exceeds the maximum height permitted by one foot (maximum height is 7') and should be adjusted; the maximum display area may be exceeded. This will require further detail. Show locations of ground signs on the site plan as well as the landscape plan.

David Atchison and Bill Samples concurred with those requests. The problem with the location of the dumpster was discussed. Samples said BFI Waste Systems has looked at it and feel they can make it work until the road is designed and in place. An alternative would be for the adjoining lot to have an easement for a joint dumpster pad. Also, they have looked at moving the dumpster closer to the building. They are still studying this to come up with the best solution.

Ragan said Note 1 should be recorded on the plat; he noted that slope easements are being drawn up now. Hitt moved to defer until these matters are worked out with the staff and engineer, at which time they will present their revised plans on which these matters have been addressed. Motion seconded by Morris and was unanimous. (Motion later revised.)

Item 5 (#5-88), review and possible cancellation of approved PUD plan for Beaver Knoll development (Sumner County Tax Map 143, Parcels 17.01 and 17.02). No construction activity has taken place since approval in May 1988. Mr. & Mrs. Beavers were notified of the meeting and were present. Beavers said they still want to sell, and would like to go ahead with the PUD plans; however, if the Board cancelled them he didn't think it would be a hindrance in his selling the property. On a motion by Long, second by McNeal, the prior master plan approval of Beaver Knoll PUD was cancelled. The zoning will not be changed.

At this time those representing the Miller Medical Clinic returned and asked to appeal the decision of the Board (Item 4), They asked for reconsideration because a deadline faced by the Miller Group could jeopardize the project completely.

Hitt withdrew his motion, and a motion was made by Moore, second by Jones, to reconsider the request for Final Master Plan approval. Atchison said the issue of the dumpster pad location is important to them and they are also interested in finding the best possible solution. An alternate plan is already drawn to move it up to the building and lose two lots. They will submit to the engineer for study. They will take care of the sewer easement and follow all conditions required.

Terry and Ragan said they had no problem with working with them. The plan could be approved with stipulation that the landowners work out details and submit a plan for Ragan's and Terry's approval on extending or stubbing out the sewer line, showing how it is to be aligned. Also, that final disposition of the dumpster issue be brought back on that item alone.

Hitt made a motion that this decision be held in abeyance until the City Engineer and City Planner have before them an acceptable, revised drawing, at which time they will be given approval to proceed. Motion seconded by Morris and passed unanimously.

Terry asked the Board to consider two bond requests:

1) Bond release request by the developers of Long Hollow Place. The sewers have been accepted by Public Works and the release has been approved. On a motion by Moore, second by Long, the bond release was granted.

2) Bond reduction request by the developers of Windsor Green, Phase 2, Section 3, that the $100,000 letter of credit be reduced. Final corrections are being made; streets, sewers and water are in and some houses are occupied. Public Works has recommended that we retain a $20,000 letter of credit.

Ragan was concerned about lowering the bond because there are a lot of roads built and a lot of houses yet to be built but there is no haul road--everything has to be hauled in on these roads, at the risk of tearing them up. Decision was made to ask Public Works to reassess in light of this and bring back.

Item 6, consider amending the new sign ordinance. Experience in applying the new ordinance indicates a possible need for some changes. These are:

1. A section needs to be added specifying the time period for removal of an abandoned sign.
2. Currently, a maximum number of items of information permitted is eight. This may be too restrictive. It could be handled within the context of total display area.
3. The amount of display surface area for the remainder of a lot after subtracting out the permitted freestanding sign may be too restrictive. For example, the total amount of sign area permitted on a lot is 125 square feet. If a 50-square foot pole sign is used, 75 square feet remain for all signage on the building. A better approach may be to use a similar formula as for a commercial complex which is a percentage of the front wall.
4. The types of changes permitted to nonconforming signs may also need addressing.

These will be studied and a work session was scheduled for Monday, February 5, at 5:30 P.M. prior to the Board meeting.

Also discussed and authorized by the Board was lengthening the cut-off period for submission of agenda materials to the City Engineer from two weeks to three weeks prior to the regular meeting. The Board felt that more staff review time is needed to work with the applicants to get revisions or corrections done prior to bringing before the Board for approval. This will cut down on unnecessary deferrals. Terry will work up a new procedure for review of items prior to the regular Board meetings.

Meeting adjourned at 8:30 P.M.

John W Coombs

John W. Coombs, Chairman

Nancy W. Allen

Nancy W. Allen, Recording Secretary

/nwa