

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

July 7, 2003

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Jim Hitt, Grady McNeal, Scott Trew, John Coombs, Margaret Wall

Absent: John Cannon, Gary Manning, Susan Williams.

Also Present: Bill Terry, Charlie Lowe, David Wilson, Jim Thomas, Bennie Lane, Steve Brown, Don Ross, Dan Barge III, Jimmy Granberry, Faye Jones, Robert Knox, Richard Manning and others

The meeting was called to order by Jim Galbreath. Prayer was offered by Grady McNeal.

Item #1 Motion by Jim Hitt for approval of the minutes as written for the May 5, 2003 Goodlettsville Planning Board meeting and the June 2, 2003 Goodlettsville Planning and Zoning Board meeting. Motion seconded by Wall. Motion passed unanimously.

Item #2 (9.1 #12-03) Consider the request of Denny Bush, RLS for approval of the final plat for Rivergate Manor Subdivision, Davidson County Tax Map 25, Parcels 63 and 137.

Staff reviewed. Terry reported this final plat to combine the current location of Vanco Manor and the adjoining property for expansion of the health facility and to record the necessary utility easements. Staff comments were submitted and corrections have been received from the surveyor. There are a few minor technical corrections which relate to register's office will need to be made to the plat prior to recording. The board will need to authorize staff to accept a bond on behalf of the Madison Suburban Utility District for the amount of the construction of the water line.

Motion by McNeal for conditional approval of the final plat for Rivergate Manor Subdivision, Davidson County Tax Map 25, Parcels 63 and 137 based on final review and approval of the final plat by staff and to authorize staff to accept a bond on behalf of the MSUD for the construction of the water line. Motion seconded by Coombs. Motion passed unanimously.

Item #3 (9.1 #1-97) Consider the request of Steve Brown, Barge Waggoner Sumner Cannon, for approval of a final plat amendment for West Twelve Stones Crossing, Lots 107, 108, 109 and 110, Twelve Stones Crossing, Phase 6, Sumner County Tax Map 143N, Parcels 26 and 27.

Staff reviewed. Terry reported the plat amends the previously approved plat that relocated the existing lot lines to accommodate particular styles of building footprints and reduced the plat from four (4) to two (2) lots which are identified as Lots 108 and 109. The developer has determined the lot lines must be adjusted again. Staff requests authority for final review and approval of the final plat. There are no bondable issues for the Board to consider.

Brown noted the previously approved amended plat decreased the amount of lots from four (4) to two (2) lots. The contractor decided to construct a retaining wall along the driveway of Lot 108;

thereby, crossing over the existing property line by approximately two and one-half (2 ½) feet. Due to this action, the developer is requesting another amendment to correct the lot lines.

Motion by Driver for conditional approval of a final plat amendment for West Twelve Stones Crossing, Lots 108 and 109 Twelve Stones Crossing, Phase 6, Sumner County Tax Map 143N, Parcels 26 and 27 based on final review and approval by staff of the final plat. Motion seconded by Wall. Motion passed unanimously.

Item #4 (9.1 #24-03) Consider the request of Shelley Lowe, Barge Cauthen & Associates, Inc., for approval of a rezoning amendment to relocate the CPUDL/R15 zone line approximately two hundred feet northeast of the current zone line on the property fronting Long Hollow Pike between Caldwell Road and Ellen Drive, Sumner County Tax Map 143, Parcels 63.01, 63.02 and 64.

Staff reviewed. Terry reported this request concerns the property owned by H.G. Hill Realty Company located between Caldwell Drive and Ellen Drive. Parcel 64 is currently zoned CPUDL while the adjoining parcels, parcels 63.02 and 63.02, are zoned R15. Parcel 64 only has about two hundred (200) feet of depth; therefore, the company is asking that the rear boundary line be extended to include more of the property in order to obtain a feasible building site. The remaining parcel, 63.01, will then be given to the church which is adjoining the property to the rear from Long Hollow Pike.

Dan Barge III, Barge Cauthen and Associates, noted that two concept plans were submitted to staff for consideration; however, neither is to be considered as a master plan or firm proposal for the site. During the initial planning stage, there was some concern with inserting a culvert in the creek. Permission has been received for a waiver from the Tennessee Department of Environment and Conservation for the AWRAP at this time. The request before the Board is for consideration for rezoning purposes only.

Terry described the adjacent land uses which include two churches, one adjoining the rear line of parcel 62.01 and a second church across Caldwell Drive. On Ellen Drive, the corner lot is split zoned with a commercial office building on the front portion of the property and a residential zone of the rear portion of the property on which a house is located. A second residence is located on the corner of Ellen and Elba Drives. These two residential structures would be impacted by the rezoning request.

Terry stipulated two issues will need to be addressed at the preliminary master plan stage. Due to the current traffic patterns, another access point from Long Hollow Pike is not acceptable. The second issue of conflict is the current entrance at Caldwell Drive. Traffic engineering analysis would need to be submitted depicting the driveway entrance on Caldwell Drive being located as far away from the intersection as possible. Barge confirmed that the H.G. Hill Realty Company will abide by the requests made by staff regarding access points. Barge acknowledged that H.G. Hill Realty Company traditionally owns, develops and manages their properties. Rarely is the property sold.

Trew questioned Terry as to permitted uses for CPUDL zoning. Terry reported that professional office and retail uses would apply. Wilson added that the current zoning districts were in place at the time on the City's annexation of this property in 1973.

Motion by Driver for approval of the rezoning amendment to relocate the CPUDL/R15 zone line approximately two hundred feet northeast of the current zone line on the property fronting Long Hollow Pike between Caldwell Road and Ellen Drive, Sumner County Tax Map 143, Parcels 63.01, 63.02 and 64. Motion seconded by Hitt. Motion passed unanimously.

Item # 5 (9.1 #1-97) Consider the request of the Goodlettsville Planning Department for a one-year extension of the Letter of Credit #S013187 in the amount of \$145,515 for Twelve Stones Crossing, Phase 5.

Staff reviewed. Terry reported the Public Works Department has recommended that Letter of Credit #S013187 in the amount of \$145,515 for Twelve Stones Crossing, Phase 5 be extended for a period of one year.

Motion by Coombs for approval of Letter of Credit #S013187 in the amount of \$145,515 for Twelve Stones Crossing, Phase 5 be extended for a period of one year. Motion seconded by Wall. Motion approved unanimously.

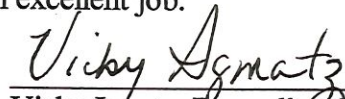
Item #6 (9.1 #1-97) Consider the request of the Goodlettsville Planning Department for a one-year extension of the Letter of Credit #S013186 in the amount of \$66,050 for Twelve Stones Crossing, Phase 6.

Staff reviewed. Terry reported the Public Works Department has recommended that Letter of Credit #S013186 in the amount of \$66,050 for Twelve Stones Crossing, Phase 6 be extended for a period of one year.

Motion by Coombs for approval of Letter of Credit #S013187 in the amount of \$66,050 for Twelve Stones Crossing, Phase 6 be extended for a period of one year. Motion seconded by Wall. Motion approved unanimously.

Driver acknowledged that Mr. Bill Terry, Goodlettsville Planning Director, is retiring on July 31, 2003. His plans are to continue as a consultant to the Goodlettsville Planning Department, Planning Board and Appeals Board. Driver complimented Terry as the best "planner" in the state of Tennessee and expressed appreciation for an excellent job.


Jim Galbreath, Vice-Chairperson


Vicky Ignatz, Recording Secretary