

MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 1, 1999

5:00 PM

Massie Chambers

Present:

John Cannon Jim Hitt John Coombs Jim Thomas
 Jim Galbreath Margaret Wall Susan Williams

Absent

Pat Lydon Mary Ann Gourley
 Gary Webster

Also Present:

Bill Terry, Charlie Lowe, Jack Tompkins, David Wilson, Claudia Davis, Ernie Gregory, Wayne Meadows, Suzanne Bishop, Alan Thompson, David Luckey, Robert & Mera Carr, Bret Smith, George Holt, Bill & Sandi Goad, Jerry Broander, Scott Horton, Harold Willis, Jr., Tom Mosier, Bill Hoffman, George Welch, Thomas Tyree, Tammy Tyree, Don Tyree, Barry Tyree, Michael & Catherine Carvell, Evelyn Woodrow, Myna Kent, Steve Artz, and Sharon Rogers

Prayer was offered by Jim Galbreath. Chairman John Coombs resigned as Chairman of the Planning Board, a position he has held for 14 years. Jim Thomas nominated John Cannon for Chairman. Jim Hitt made a motion for the nominations to cease. The board voted all aye to elect John Cannon as Chairman. John Coombs nominated Jim Galbreath for Vice Chairman. Jim Hitt made a motion for the nominations to cease. The board voted all aye to elect Jim Galbreath as Vice Chairman. (Later in the meeting) Bill Terry pointed out that the Secretary should also be elected or re-elected. The board unanimously voted to re-elect Bill Terry as Secretary of the Planning Board and Claudia Davis as the Recording Secretary. The minutes of the regular Planning Board meeting on January 5, 1999 and the special called Public Hearing meeting on January 29, 1999 were adopted as submitted. Items #2 and #5 on the agenda were deferred.

Item #1 (9.1#17-98) to consider request of Wyncrest Development Company to rezone properties of Jerry Joyner Moore and Don Hosea, on Long Hollow Pike, from R-40 to R-15, Sumner County Tax Map 140, Parcels 125 and 125.02.

Staff reviewed. Bill Terry stated Wyncrest Development is proposing a development of 104 new homes with 15,000 sq. foot minimum lots. This item was deferred at the January meeting for a public hearing, held on January 29, to determine the opinions of area residents toward this development and any future development in this area. John Cannon stated in his opinion, the outcome of the public meeting was that area property owners are basically opposed to new development but feel it is inevitable. Many stated they felt R15 lot sizes are too small for this area and others expressed an interest in a planned unit development. A PUD would allow for even greater density but the city could consider adopting a new zoning district which would better serve this area and give the city greater control over the development.

Bill Terry stated the current zoning ordinance allows two types of PUD. One is low density which is designed for preservation and allows 1.7 units per acre. The other current PUD district is considered high density and allows 7 units per acre, which has been considered inappropriate for the area in question. The board could look at a medium density PUD, creating a new PUD district with something between the current high and low density requirements. John Cannon stated the zoning ordinance encourages PUD development to allow the city to have control of these developments, where private restrictions can only be enforced by private individuals.

Jim Hitt questioned 1.7 units per acre as allowed in a LDRPUD would allow approximately 85

lots versus 104 lots Wyncrest is proposing with R15 zoning. Is that enough difference to constitute creating a new zoning district? Bill Terry stated the 85 lots would be reduced by the requirements for open space and amenities under the current LDRPUD. Susan Williams questioned how such a proposed zoning district could effect other development in this area. Bill Terry stated it would give more control in the implementation of restrictions. The board could require amenities on an overall plan. Other developments proposed in the future would be optional with this board to be rezoned to any proposed new zoning district. John Cannon stated he would be in favor of looking at a draft for proposing a new zoning district. He felt it would better protect the environment and compare to such developments as Indian Hills.

Susan Williams inquired if there had been any traffic study done for this proposed development. Bill Terry stated there is no question of the Long Hollow Pike capacity available.

Jim Hitt questioned David Luckey about his company's position to look at an alternate zoning. Luckey replied they are not a big fan of PUD's. The R15 that they propose would be 15,000 square foot lots. They cannot put in an amenity package with the cost they will be incurring to install the sewer lines. He suggested the board look at making the necessary stricter requirements they are wanting as part of the platting process, such as the design criteria, and bonding those requirements. A medium density PUD with 4 or 5 units per acre would be less desirable in his opinion than the 15,000 square foot \$200,000 homes they are proposing. He added that they are not in a position to wait on the approval process for 6 months until a new ordinance is adopted.

Bill Terry stated he has never seen architectural or size restrictions made part of a plat and that would not be a normal process. Discussion was held on that suggestion and board members agreed they would not be comfortable with that option, siting subsequent owners and future developers could not be bound by those requirements, but only the requirements as stated in the zoning ordinance. Terry further stated one developer cannot be singled out for special treatment.

David Luckey stated economics is tied to timing for his company. The bureaucracy of creating an amendment to the city's zoning ordinance could extend the time out beyond a workable time frame for them to pursue with this development. The staff noted the process could be completed in 90 days in a best case scenario. Jim Thomas pointed out the board and commission are not committed to finalize the process in 90 days but that would be the goal. Luckey indicated the development would be willing to work within that window for a workable plan. Bill Terry was asked to draft a zoning ordinance amendment for a medium density PUD, for the board's review at the March meeting.

Jim Thomas made a motion to deny the rezone request. Jim Galbreath seconded the motion and the board unanimously approved.

Item #3 (9.1#2-99) to consider request of Scott Horton for a change in the front setback line for Lot 87, Long Hollow Place, Section 2, Natalie Drive, Sumner County Tax Map 143-A-C, Parcel 1.

Staff reviewed. Bill Terry indicated this is an extremely difficult lot due to its slope, the presence of easements, drainage ditches and the shape of the lot.

John Coombs made a motion to approve a 30' minimum front setback (straight line). Margaret Wall seconded the motion and the board unanimously approved.

Item #4 (9.1#5A-94) to consider request of George Welch, Ragan-Smith Associates, Inc. to approve final plat of Woodwyn Hills, Section 4, Sumner County Tax Map 142, Part of Parcel 18.

Staff reviewed. Bill Terry indicated revised plans have been submitted and most of the recommended changes have been addressed.

Wayne Meadows indicated there are two more sections of Woodwyn Hills and one section of Braxton Park to be completed after this section. When the next (final) section of Braxton Park is approved, they will build the remainder of Loretta Drive and connect it to Long Drive.

John Coombs made a motion to approve the final plat for Section 4, with authorization for staff to determine the amount and secure a bond from the developer for the infrastructure. Jim Thomas seconded the motion and the board unanimously approved.

Jim Thomas encouraged the board to recommend to the Commission that the old current section of Loretta Drive needs improvements immediately. The real issue of Loretta Drive is the inadequacy of the present condition and size for the current flow. He noted when Loretta Drive is opened to Long Drive, no one knows if it will increase or decrease the traffic currently accessing Long Hollow Pike from Loretta Drive. David Wilson stated if the city is going to upgrade Loretta Drive, it may be wise to consider making the connection to Long Drive now with arrangements made with the developer of Woodwyn Hills and Braxton Park to pay back the city for that expense as they develop along Loretta Drive. The board agreed to endorse a statement to the Commission on this matter, to be prepared by Bill Terry.

Item #6 (9.1#6-94) to consider request of Suzanne Bishop, Ragan-Smith Associates to approve final plat for resubdivision of Lots 2 and 3 on the Final Subdivision Plat Long Hollow Square, Long Hollow Pike and East Cedar Street, Davidson Co. Tax Map 26-1.

Staff reviewed. Bill Terry noted this plat will create the lots previously approved as a part of the revised PUD plan last month. Some minor corrections were recommended by staff and they appear to have been addressed in a revised plat resubmitted but not yet fully reviewed by staff.

Margaret Wall made a motion for conditional approval, subject to the final review of staff. Jim Hitt seconded the motion and the board unanimously approved.

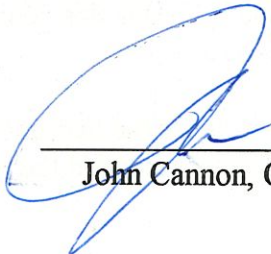
Item #8(9.80) to review and discuss proposed revision of landscape and design regulations.

Bret Smith and Alan Thompson, Ragan-Smith Associates made a presentation to explain the proposed revised landscape regulations. The board discussed these provisions and the matter is still under review.

The meeting was adjourned at 7:30 p.m.



Claudia Davis, Recording Secretary


John Cannon, Chairman