MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

November 2, 1998 5:00 PM Massie Chambers

Present:		Also Present:		
John Cannon	Pat Lydon	Bill Terry	Judy Finholt	Paul Finholt
Jim Thomas	Jim Hitt	Charlie Lowe	Bob Johnson	Carlos Andrews
Mary Ann Gourley	Gary Webster	Jack Tompkins	Andy Christian	Kirsten Lurer
Absent		David Wilson	David Kuehnan	Jamie Thomas
John Coombs	Jim Galbreath	Claudia Davis	Louis A. Barber, Jr.	
Margaret Wall	Susan Williams	Jim Bale	William Crenshaw	

In the absence of the Chairman and Vice Chairman, John Cannon agreed to preside as Acting Chairman and called the meeting to order. Prayer was offered by Jim Thomas. Minutes of the October 5, 1998 meeting were adopted with one correction from Pat Lyndon on page 3.

Item #1 (9.1 #10-98) to consider zoning amendment defining extended stay motels as applied to a proposed expansion of Mason's Motel, 901 S. Dickerson Road.

Staff reviewed. Bill Terry indicated the previous request of Paul Finholt to expand Mason's Motel prompted the board to request that staff research the issue. At the last meeting, the board agreed to hold a work session on this issue and an amendment has been prepared from the suggestions offered at that session. In summary, this amendment would define hotels as transient lodging which includes a front desk, restaurant, meeting rooms, health spa or pool, etc. with a minimum of 120 rooms with access to the rooms from an indoor corridor. Motels are defined similarly except that a restaurant nor meeting room are required, and access is from an outside door. Extended stay facilities are very similar to apartments and defined as having separate sleeping and living areas and may include limited kitchen facilities. These would be permitted in some zoning districts by a conditional use permit, and additional criteria, such as a density standard, would be required to attempt to keep them from being used as apartments. SROs, or single room rental units, are defined as rented for a month or longer and are classified as residential use. No new SROs would be permitted, but existing ones are given non-conforming use status.

Pat Lyndon questioned what classification would apply to Mason's. Terry replied Mason's would be a SRO. Mary Ann Gourley questioned how many SROs are in our city now. Terry indicated there are four, Rest Haven, Mason's, Anthony's and Economy Inn. Gourley questioned if a SRO can be built in a residential zone. Terry answered no, only in commercial zones. In the Tennessee Code, there is an exception to the zoning power of a city for commercial and industrial zones that a city cannot zone them out of business. An example of this is the Long Hollow Market. When the City annexed that area, the market was in operation and had been for some time. Even though the City zoned this area as residential, they are allowed 4to continue to operate as a market but cannot expand their existing facility. Jim Hitt, John Cannon, Jim Thomas and Pat Lyndon expressed reluctance to make a decision on this matter without further study of the amendment.

Jim Thomas made a motion to defer this matter with a strong recommendation that definitive action be taken at the next board meeting. Jim Hitt seconded the motion and the board unanimously approved.

<u>Item #2 (9.1 #17-92)</u> to consider request of Bob Johnson, P.E., for approval of a site plan for parking lot addition to First Baptist Church, 6113 S. Dickerson Road, Davidson Co. Tax Map 25-8, Parcel 51.

Jim Thomas, Mary Ann Gourley and Gary Webster indicated they are active members of this church. With no controversy or opposition to the request being presented, they agreed to participate in the consideration of this item.

Staff reviewed. Bill Terry noted this plan will extend the parking lot onto the rear part of the church property. The revised plan reflects corrections recommended by the staff with a few minor issues that should be addressed. The entrance/exit driveways show parking spaces which restrict a good two way flow of traffic. In note 6, a Willow Oak should be specified and should be no smaller than 3". In note 7, minimum should be deleted and replaced by standard application language for seed, mulch and fertilizer. Regarding screening, in note 9 the hollys should be larger and planted closer together. Drainage calculations for pipes and detention have been referred to Public Works for review.

Pat Lyndon made a motion for conditional approval, subject to the corrections recommended by staff. Jim Hitt seconded the motion and the board unanimously approved.

<u>Item #3 (9.1 #14-98)</u> to consider request of J. B. Rainey to rezone from R40 to R25, property of Frank L. Duncan, Kimberly Dr. Sumner Co. Tax Map 140, part of Parcel 90.

Staff reviewed. Bill Terry indicated this property is part of a larger tract that fronts on Kimberly Drive and extends to Patton Branch Road. The owner would like to subdivide off two lots which would front on Kimberly Drive. All of the area north of Kimberly and to the rear of the lot lines on Emily is zoned R40. All of the lots that are now subdivided in the immediate area are zoned R25, which is considered to be low density which is in accord with the adopted land use policy plan. The lots as shown do not meet the minimum lot width requirement of 100 feet. If the zoning change is made, a subdivision plat will still have to be submitted.

Jim Thomas questioned if the central structure shown on the plat is a roadway? William Crenshaw, Bruce Rainey & Associates, indicated this would be an access to Mr. Duncan's remaining farm which also fronts on Patton Branch Road. Bill Terry indicated he suggested this access be included in the plat. There was some discussion about the city limit boundary but it was determined these lots are inside the city limits.

Mary Ann Gourley made a motion to recommend approval to rezone. Gary Webster seconded the motion and the board unanimously approved.

<u>Item #4 (9.61)</u> to consider request of Jason L. Wright, Ragan-Smith Associates, to approve final plat, Northcreek Business Park, Section 12, Lots 1,2 and 3, Sumner Co. Tax Map 143-J-F, Parcel 4.

Staff reviewed. Bill Terry noted this plat will create three additional lots and is required since all the property in the park is being sold. There is a question on one of the lots at the entrance from Caldwell Drive that could be a problem site due to the width of the lot. All the infrastructure is in place.

Jim Thomas made a motion for approval. Mary Ann Gourley seconded the motion and the board unanimously approved.

<u>Item #5 (9.1#28-96)</u> to consider request of David Kuehnan, Gresham Smith and Partners, to approve final plat of Subdivision of Lot 3 Section Two, Northchase at Rivergate and Lot 22 Terra View Subdivision (revised), Davidson Co. Tax Map 26, Parcel 10 and 129, Northchase Drive, for Dollar General Corporation.

Staff reviewed. Bill Terry noted this plat creates the lot which the Dollar General Building is to be built and combines lot 22 into lot 3, and changes the property lines for lot 4. There are a number of comments on the plat of a technical nature relating to bearings, easements and signature blocks which have been conveyed to the engineer.

David Kuehnan noted the overlays of bearings are being verified and they are expecting to have all those changes in a few days. They are also checking on the NES easement to see if they need any modifications. Terry reiterated there are fifteen or so technical comments to be corrected. Charlie Lowe and the staff have reviewed the plans.

Gary Webster made a motion for conditional approval, subject to the recommendations made by staff. Jim Hitt seconded the motion and the board unanimously approved.

<u>Item #6 (9.87)</u> to consider Ordinance No. 98-571, an ordinance providing for definitions, conditions, regulations, and permitting processes for wireless telecommunication towers and antennae.

Staff reviewed. Bill Terry indicated the proposed ordinance will provide the city with some guidelines regarding towers. Experience in enforcement may necessitate some changes to the ordinance in the future. He would like to make some minor changes in language that would not effect the intent. Examples of these requested changes would include the requirements of public notice indicates all property owners within the separation distance, which could be up to 5,000 feet would have to be notified. He suggested reducing that distance range. Also, he recommended clarification of some of the language regarding stamps, etc. The administrative authority names the Codes Administrator and he suggested this may need to be changed to the Planning Director.

Pat Lyndon made a motion to recommend approval to the Commission, conditional on the changes proposed by the Planning Director. Mary Ann Gourley seconded the motion and the board unanimously approved.

<u>Item #7 (9.80)</u> to consider Ordinance No. 98-573, an ordinance to amend Title 11, of the Municipal Code, the official zoning ordinance of the City of Goodlettsville, Ordinance No. 89-413, as amended, by amending Chapters 4, 11 and 14 regarding site plan requirements, etc.

Staff reviewed. Bill Terry noted this ordinance would provide for several amendments to the existing zoning ordinance relating to the administration of site planning and the master plan requirements of planned unit developments. These amendments were discussed at a work session and changes have been made to reflect the wishes of the board members. These changes include that when the zoning requirements would apply to the alteration of an existing structure, the language suggested was that 33-1/3% of the square footage within a 24 month period be used. The other major change is the requirement for planning board approval for a site plan. Any building under 5,000 square feet in size is currently not brought to the planning board. All site plans will be presented to the planning board, no matter what size, with this amendment.

Jim Hitt made a motion to recommend approval to the Commission. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #8 (2.75)(9.1#1.97) to consider proposed Plan of Services for Twelve Stones Crossing annexation.

Staff reviewed. Bill Terry stated this plan of services is required by state law to be presented to the planning board for a report of recommendation to the commission. The ordinance to annex the remainder of Twelve Stones has passed first reading and the public hearing and second reading is scheduled for November 12. This is a standard plan of service, and the city is capable of providing all services.

Jim Thomas made a motion to recommend approval and acceptance of the plan to the commission. Jim Hitt seconded the motion and the board unanimously approved.

Non-Agenda Item:

(9.1#15-98) to consider request of Jim Bale for approval of a final plat of resubdivision of Lots 69 and 70, Long Hollow Place, Section II, Sumner Co. Tax Map 140-P-C, Parcels 8 and 9.

Jim Bale expressed the need to present the plat is so that construction can begin for a basement house before the winter weather sets in. Pat Lydon made a motion for the board to hear this request. Jim Thomas seconded and the board unanimously approved.

Bale indicated these two lots are extremely difficult with a bluff on one boundary. The owner would like to combine the two lots and build one home . The plat would remove the dividing lot line to create one lot out of two and to change the 30' to a 40' setback.

Bill Terry noted that staff and the city engineer have not reviewed the plans or made a field inspection. Discussion was held and it appears to be no problem with the setback change in relation to the existing homes adjoining these lots.

Jim Thomas made a motion for conditional approval, subject to the review and acceptance of the plans by the staff and city engineer. Gary Webster seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:10 p.m..

Claudia Davis

Claudia Davis, Recording Secretary

John Cannon, Acting Chairman