MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 3, 1998 — 5:00 PM — Massie Chambers

Present:		Also Present:	
John Coombs	John Cannon	Bill Terry	Curt Robinson
Pat Lydon	Gary Webster	David Wilson	John Politis
Jim Hitt	Susan Williams	Claudia Davis	Garry Batson
Mary Ann Gourley	Margaret Wall	Jack Tompkins	
Absent:		Jimmy Anderson	
Jim Galbreath	Jim Thomas	Paul Finholt	

The meeting was called to order by John Coombs, Chairman. Prayer was offered by Gary Webster. Minutes of the July 6, 1998 meeting were adopted as submitted. Bill Terry indicated Items #1 and #4 are deferred at the request of the applicants.

Item #2 (9.1 #10-97) to consider request of Dan Gasset to approve final master plan and final plat for Sterling Cottage, Northcreek Business Park, Sumner Co. Tax Map 143-J-F, Parcel 18.

Staff reviewed. Bill Terry indicated plans have gone through two revisions and there are a few items that still need to be corrected. These items have not been addressed with the developer. The Architectural Review Committee for Northcreek Business Park has met with the developer of the project and have recommended approval of the plans. The drainage plan has been revised but they need to submit revised drainage calculations. Staff recommends they need to move the Fire Department access to sprinklers off the building and out in the yard, and utilize existing water and sewer taps. There are questions on slopes on some of their pipes, erosion control elevations, and some issues with the courtyard. Regarding the architecture, there was discussion regarding the amount of brick on the structure and the developer has added additional brick wainscoting which will increase the brick ratio substantially. The plans have met the brick requirements of the park and the Architectural Review Committee.

John Cannon made a motion for conditional approval of the final master plan, subject to the recommendations of the staff. Susan Williams seconded the motion and the board unanimously approved.

Bill Terry indicated the final plat for this project creates a 4.3 acre lot and it meets all the requirements for a final plat. John Cannon made a motion for conditional approval, subject to staff's comments. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #3 (9.1 #10-98) to consider request of Garry M. Batson to consider a request for approval of an addition to Mason's Motel, Davidson County Tax Map 25, Parcel 70.

Staff reviewed. Bill Terry indicated plans were previously submitted and returned for numerous corrections and issues regarding the design and layout. The owner has requested a determination from the board on the use of the property and classification of the use under the zoning ordinance, prior to redesigning the plans. Motels are a permitted use, but apartments are not permitted under the zoning CPUD on this property. Staff raised the issue of how the old motel units are rented. Currently, rooms are rented by the week or month as an "extended stay motel". The question is whether extended stay is transient habitation under the ordinance or whether it is a single room occupancy apartment.

Garry Batson displayed an architectural sketch and floor plan of the proposed addition. He also provided a handout with a break down of the units and their amenities and a history of current tenants. Paul Finholt expressed there is no longer a demand for rooms overnight but there is a demand for extended stay facilities for construction workers, divorcees, etc. Most of his tenants pay by the week and receive mail through the office. They provide limited maid service, room phones and televisions. John Cannon commented about three tenants who have been there for three years. Finholt replied one unit is an elderly couple and they are close to their doctors. He added the manager is real tough on anyone with drinking problems. Mary Ann Gourley inquired how often the Police are called. Finholt indicated very seldom. He added they do have vacancies every week and you never really know if someone is going to cause problems until they have been there awhile. Margaret Wall inquired what type of advertising they do. Finholt replied he advertises in the Tennessean for "Rooms - Efficiencies". Jim Hitt questioned where the new building would be in relation to the existing buildings. Batson displayed a drawing showing the arrangement of the buildings on the site.

Jim Hitt inquired if the zoning ordinance defines "motel". Bill Terry indicated "the provision of lodging services, having at least 70 percent of its accommodations available on a less-than-weekly basis". John Coombs expressed his concern that under the present management, there is an acceptable situation, but that may not be the case in ten years or so later. Finholt indicated he has owned the business since 1961 and has no plans to sell. John Cannon agreed with Coombs regarding concern over what situation could arise under different management in the future. Jim Hitt noted the question before the board is if this property use is a "motel". John Coombs noted the board would be making an interpretation of the existing ordinance of what constitutes a motel. Mason's Motel is grandfathered as a non-conforming use, but this addition would not be in the definition of a motel. Gary Webster inquired if this would set a precedent. Bill Terry noted the board can review and approve uses in a CPUD. John Cannon agreed this approval would set a precedent and recommended amendment to the ordinance to address the issue of "extended stay motel".

John Cannon made a motion to defer this request until the Planning Director can address the issue with the consideration for the entire city, and draft an amendment to the zoning ordinance to present to the Planning Board and then the City Commission. Mary Ann Gourley seconded the motion and the board unanimously approved.

<u>Item #5 (9.1 #9-88)</u> to consider request of Jimmy Anderson to approve a setback variance at 111 Mavella Court, Emerald Cove, Davidson Co. Tax Map 18-12-0-A, Parcel 22.

Staff reviewed. Bill Terry noted the owner would like to enclose the existing deck and make a sun room. The deck encroached into the required rear yard by about 7 feet. The rear yard setback is 15 feet. The lot backs up to the common open space which has been the subject of the homeowner's association has been trying to convey to the adjoining property owners. The surveying and replatting has not occurred and the owner's wish to proceed with this improvement on their home, which requires the variance. If approved, the sun room will come within about 8 feet of the property line. Jimmy Anderson indicated the Association has been trying to execute their decision to replat the property for five years with no action and he would like to proceed with the sunroom. He indicated the room will have a tiled roof with lighting, HVAC, and half walls and half glass on three sides.

Pat Lydon made a motion to approve the variance. John Cannon seconded the motion and the board unanimously approved.

<u>Item #6 (9.1 #4-94)</u> to consider request of John Politis for approval of a flag display site plan for Lenoxgate Apartments sign, Davidson Co. Tax Map 26, Parcel 151.

Staff reviewed. Bill Terry indicated the owner wishes to permanently install real flag poles with the sign structure which will be in accordance with the sign ordinance. Detailed engineering plans for Conference Drive indicate the sign structure is fully on the right-of-way and will be removed during construction on Conference Drive. Staff recommends a hold harmless agreement should be required from the owner agreeing that the sign structure will be removed when Conference Drive is reconstructed.

John Cannon made a motion to conditionally approve the request, subject to the execution of a hold harmless agreement from the owner as described by staff. Gary Webster seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:15 p.m.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary

<u>MI NUTES OF REGULAR MEETING</u>
<u>GOODLETTSVILLE PLANNING & ZONING BOARD</u>

September 14, 1998 5:00 PM Massie Chambers

Present:					Absent:
Jim Galbreath	John Cannon	Pat Lydon	Margaret Wall	Susan Williams	John Coombs
Jim Hitt	Gary Webster	Jim Thomas	Mary Ann Gourley		

Also Present:					
Bill Terry	David Wilson	Claudia Davis	Charlie Lowe	Jack Tompkins	Richard Pope
Jack Hunnicutt	Ann Crawford	David Dial	Jim Irwin	Carmen Pico	Ed Galbreath, Jr.
Paul Finholt	Judy Finholt	John Hancock	Sally Havene	Rachel Johnson	Eddie Galbreath
John Carpenter	Daniel Leech	Don Walden	Sadie Stubbs	Judy Vecchione	Mike Glabreath
Nelle Liggett	Carl Minchey	Duane Phillips	Doris Ruskin	Billie Eby	Ginny Blair
Sarah Crabtree	Jack Polk	John E. Polk	Bill Geiger	Brenda Irwin	Randy Robertson
Earl Simmons	Jean Simmons	David Kuehnan	Aaron Walker	Mr. & Mrs. Ed Capps	
Vicky Ignatz	Helen Hitt	Bobby Jones	Ricky Robertson		Angela Vaughan
Woody McGlathery		Darlene Robertson		Dr. & Mrs. Warren Hill	