# MI NUTES OF REGULAR MEETING
# GOODLETTSVILLE PLANNING & ZONING BOARD

November 3, 1997 5:00 PM Massie Chambers

| Present: | | Also Present: | |
|---|---|---|---|
| Jim Galbreath | John Cannon | Bill Terry | Christy Hasty |
| Jim Thomas | Pat Lydon | Charlie Lowe | John Dewaal |
| Jim Hitt | Mary Ann Gourley | Jack Tompkins | Lisa Dupree |
| Gary Webster | Margaret Wall | David Wilson | Skip Heibert |
| Susan Williams | | Claudia Davis | Larry Wynns |
| Absent: | | Dianne Goodlett | |
| John Coombs | | | |

The meeting was called to order by Jim Galbreath. Prayer was offered by Jim Thomas. Minutes of the October 6, 1997 meeting were adopted as submitted.

**Item #1 (9.1#8-94) to consider request of L. Steven Bridges, Jr. for approval of a minor plat amendment to amend setback lines for Lot 4, The Wynlands - Phase One, Sumner Co. Tax Map 143B-E, Parcel 3.**

Staff reviewed. Bill Terry noted this plat changes the orientation from one street to another on a corner lot. All requirements are met on the plat.

Jim Thomas made a motion to approve this amendment. John Cannon seconded the motion, and the board unanimously approved.

**Item #2 (9.1#14-97) to consider request of Tommy E. Walker for approval of a Final Plat of Dianne C. Goodlett Lots, Sumner County Tax Map 143-J "C", Parcel 8.**

Staff reviewed. Bill Terry indicated this plat creates one lot, approximately one half acre off a three acre tract. A number of technical corrections appear to have been made, however staff has not had the opportunity to review the revised plan in great detail so conditional approval pending final review was recommended.

Jim Thomas questioned and it was confirmed that the existing building encroachment would not be effected by this division.

Jim Hitt made a motion for conditional approval, subject to the final review by staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

**Item #3 (9.1#12-92) to consider request of Christy Hasty to rename Dry Creek Pointe Court.**

Staff reviewed. Bill Terry noted there is apparently a significant amount of confusion over the addresses on Dry Creek Road and Dry Creek Pointe Court. There are a number of homes on both roads with the same number. There have been mail, package, and other deliveries to the wrong house as well as police and 911 responses.

Christy Hasty who lives at 211 Dry Creek Road expressed the frustration they have experienced with the confusion in addresses. She indicated they have had pizza deliveries, mail, UPS deliveries, police responses, etc. She has contacted all the businesses and the wrong deliveries have continued. She is most concerned of what would happen in a real emergency if personnel are supposed to go to Dry Creek Road and go to Dry Creek Pointe Court. They have also had Metro police respond to their home for a home security system alarm at the 211 Dry Creek Pointe Court home. The Hasty's do not have a security system. Metro even issued and tried to serve a citation on them for security alarm violations.

Bill Terry indicated a change of house numbers or street name would involve the effected residents to have to change all their addresses on all their accounts and correspondence. If the street numbers are changed on Dry Creek Pointe Court, there would be ten homes involved. David Wilson suggested and Bill Terry agreed to do a survey of the residents involved to determine their position in this matter.

David Wilson suggested and the board members agreed to go on record that in the future no new street name will be approved that is similar to any existing street name to avoid this type of confusion.

**<u>Item #4 (24.0)</u> to consider request of John Dewaal for approval of a revised site plan for Madison Creek Elementary School, Sumner County Tax Map 140, Parcel 125.**

Staff reviewed. Bill Terry noted after the site plan for the school was approved, there were significant administration changes in the school system. The new director, board members and others wanted to change the orientation of the building to Madison Creek Road by turning the building with another side toward the street. This change will improve the appearance of the building. This arrangement also creates a better traffic flow and more stacking room, segregating the buses and cars. There are a few minor comments from the staff and City Engineer to address.

John Dewaal indicated the plan also moves landscaping outside the ingress egress easement. This arrangement places a fire hydrant within 300 feet to any point in the building. The ingress egress easement is also improved to accommodate fire equipment.

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

**<u>Item #5 (9.1#9-88)</u> to consider request of Lisa Dupree to reconsider issues regarding the Homeowner's Association, Emerald Cove, Davidson Co. Tax Map 18-12 and 18-6.**

Staff reviewed. Bill Terry indicated the board previously agreed to allow the homeowner's association to replat the subdivision to incorporate the common space into the adjoining property owner's lots.

Lisa Dupree indicated the original cost estimate to do this was minimal. The amount has escalated to $200 to $300 per lot. There are only ten or twelve lots actually effected. They would now like to propose leaving the large common space in the center of the development as is, belonging to the homeowner's association, and to incorporate the common space behind the ten or twelve homes into their lots at their expense and at their option.

The board members expressed concern if all the property owners did not agree to do this, it could create a piece-mill checkerboard effect on the subdivision plat, leaving "spots" of common space bordered by individually owned space.

John Cannon recommended obtaining the written confirmation of the perimeter owners for a total commitment to participate in this restructure, along with the official approval of the majority of the homeowner's association agreeing to surrender the common space in question in this manner.

Bill Terry suggested Lisa Dupree and members of the subdivision meet with him to plat out the proposed division.

John Cannon made a motion to defer this request. Mary Ann Gourley seconded the motion and the board unanimously approved.

**<u>Item #6 (91.#8-97)</u> to consider request of Skip Heibert to reconsider site plan for Country Inn and Suites, Davidson Co. Tax Map 26, Parcel 94.**

Staff reviewed. Bill Terry noted that most of the issues of the plan appear to have been addressed in resubmitted plans. Staff recommended approval should be pending staff's final detailed review of the revised plans. This project will be effected by the Conference Drive widening project. This plan is designed with the improvements to Conference Drive completed, based on the layout proposed from TDOT. The owner will not actually start the motel until Conference Drive is far enough along not to affect the entrance as proposed. The approval of the plan now is for the purpose of establishing value for the project in the event the owner might consider the sale of the property. A condition should also be included that no building permit can be issued based on this plan until either Conference Drive has begun or a revised plan is submitted to reflect current conditions with regard to driveways and utility connections.

Skip Heibert indicated his client plans to build this motel, but the time frame is in limbo due to the Conference Drive improvements. Therefore, the owner may consider the sale of the property and the plan approval can effect the value of the property.

Bill Terry indicated site plan approval is normally good for one year. If a project is not built in that time period, an owner can request a reapproval or present another site plan at that time. If the property is sold, the new owner would be required to build the same footprint of the approved plan or the new owner could submit a new site plan for approval.

John Cannon inquired and Bill Terry confirmed that the plan meets staff's recommendations and zoning requirements.

Pat Lydon made a motion for conditional approval, subject to a final staff review and approval. John Cannon seconded the motion and the board unanimously approved.

**Non-Agenda Item**

Bill Terry indicated when the city adopted the current zoning ordinance a number of years ago, the city gave property value by the zoning and certain rights to the owners. Once a property is zoned, the only criteria is for the development to meet the requirements of the zoning. The City Commission has expressed their desire for the city to adopt a new long range plan. Bill Terry distributed correspondence to the members on this subject. Bill Terry and David Wilson suggested the Planning Board have a special planning meeting before January 1, 1998 and the board members agreed to pursue this effort.

The meeting was adjourned at 6:40 p.m.

Jim Galbreath

Jim Galbreath, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary

## MI NUTES OF REGULAR MEETING
## GOODLETTSVILLE PLANNING & ZONING BOARD

December 1, 1997 | 5:00 PM | Massie Chambers

| Present: | | Also Present: | |
|---|---|---|---|
| Jim Galbreath | John Cannon | Bill Terry | Phil Martin |
| John Coombs | Pat Lydon | Charlie Lowe | RaymePhillips |
| Jim Hitt | Mary Ann Gourley | Jack Tompkins | GeorgePhilips |
| Gary Webster | Margaret Wall | David Wilson | Roy Flowers |
| Susan Williams | | Claudia Davis | Bob Nichols |
| Absent: | | Jim Harrison | David Kuehnen |
| Jim Thomas | | Kevin Estes | |

The meeting was called to order by John Coombs. Prayer was offered by Jim Galbreath. Minutes of the November 3, 1997 meeting were adopted as submitted.

**Item #1 (9.1#28-96) to consider request of Larry D. Epps, Gresham, Smith & Partners**