MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 1, 1995
Time: 5:30 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Charlotte Morris	Bill Terry	Bill Alexander
Pat Lydon	Jim Driver	Claudia Davis	Ed Corlew
Mary Ann Gourley	Jim Thomas	David Wilson	Bob Shumate
Gary Webster	Jim Hitt	Charlie Lowe	Ed Sloan
Bobbie Ann Wilson		Tyler Abrahm	

The meeting was called to order by Chairman Coombs, and prayer was offered by Jim Driver. Minutes of the previous meeting were approved as submitted.

Item 1 (#1-95), to consider the request of Lynn Anderson to rezone from Agriculture to Residential and subdivide property of Matthews Estate, Sumner County Map 141, Parcel 7. This item was deferred as Ms. Anderson was not present.

Item 2 (#1-90), to consider the request of Margie McKinney, Bob Evans Farms to approve site plan for Bob Evans Restaurant, Davidson County, Map 26-1, Parcel 137.

Staff reviewed. Bill Terry indicated this item was before the Planning Board in 1990 and was given conditional approval but the project was not pursued at that time. Since then, Krystal has been built and a smaller restaurant is now being proposed. The staff recommends a number of corrections and detail changes including utility locations, a complete landscaping plan, and first floor flood elevations. Staff also recommends shifting the site back toward the Budgetel. This will benefit sewer elevation, grading requirements, and reduce or eliminate cuts into the Dept. Of Transportation right-of-way.

Tyler Abrahm representing Bob Evans indicated the issues staff recommends and shifting the site toward the Budgetel are all agreeable. Revised plans will include current survey data. This preliminary plan is based on the 1990 survey and is not accurate with what is there today.

Charlie Lowe's concerns are the D.O.T. ROW, permit for drainage on the ROW, grading of the Krystal site to assure not to encroach on their property or the utility easement, drainage connections, and obligation for two pipes downstream to handle drainage. The sewer pipe is in ground and it's location would be an additional benefit if the site is moved toward Budgetel. Bill Terry said a full landscape plan is needed.

Jim Thomas made a motion to conditionally approve the site plan, subject to the technical corrections and revisions recommended by staff, and to defer approval of the landscape plan to be submitted at the next board meeting. Gary Webster seconded the motion and the board approved the motion unanimously.

Item #3 (#5-95) to consider the request of Robert Shumate and Ed Sloan to rezone from HDR to OP, a parcel at Dickerson Road and Dry Creek Lane, Davidson County Map 33-4, Parcel 202.

Staff reviewed. Slides were shown. Bill Terry discussed access onto the property, relation of parcel width on Dickerson Road, and the TVA right-of-way on the property. This request to rezone is from the property owners and potential buyers, Woodmen of the World.

Mr. Shumate indicated the use of this building will be more a meeting hall than an office building. Bill Alexander, member of Woodmen of the World, explained this is a family oriented fraternal organization which sells memberships and also insurance to it's members. There is no alcohol at their functions and 90% of their activity is indoors. The building will consist of a lodge hall, one manager's office, three smaller offices, and a kitchen. Pictures were presented to show the type building they would like to build. They are considering the access to be off Dry Creek Lane.

Bill Terry confirmed to Chairman Coombs that Tract 2 is also zoned HDRPUD and the owners would probably also request to be rezoned in the future, as the same conditions exist for that tract in regards to size, etc. OP (Office Professional) zoning district is fairly restrictive, allowing restaurants, various personal and business services, medical and other types professional offices. ROPUD allows a greater variety of uses but is subject to the Planning Board's approval, allowing various kinds of offices and retail trade. The main difference in the two districts is that under the PUD, a full master plan has to be submitted allowing more discretion in the uses and the architecture of the building. John Coombs urged board members to consider potential development across the road on the Worrell Farm, the concerns of adjacent owners, and Tract 2 and what they might request.

Bill Terry noted that due to the size of Tract 1 and Tract 2 and the TVA easement through these tracts, it is not practical for HDRPUD as it is presently zoned. If this board agrees on this matter and that a use such as being proposed is a much more suitable use, a separate motion would be required to change the land use policy. This change would not effect this particular request.

Jim Thomas made a motion to recommend this property be rezoned to ROPUD. The motion was seconded by Charlotte Morris and the board approved unanimously.

Jim Thomas made a motion to change the land use policy to change Tract 1 and Tract 2 to reflect the zoning change. Pat Lydon seconded the motion and the board approved unanimously.

Item #4 (#6-90) to consider the request of Ed Corlew for Final Site Development Plan, Rolling Meadows, Phase One, Section Eleven, Davidson County Map 33-4-A.

Staff reviewed. Slides were shown. There are a number of corrections recommended by the staff. Also, Bill Terry added that there should be 25' between buildings , not 20' as shown. This is for zoning and fire protection requirements. Charlie Lowe emphasized the drainage issues, specifically the garage floor elevation with relation to the first floor elevation for Unit 81.

Ed Corlew indicated the corrections would be made as recommended.

Bill Terry indicated there is a punch list of about ten items in the development. Basically these are drainage problems to be done before final approval on this last building in this development.

John Coombs noted the decks should be 8' to assure not to encroach on the sites behind.

Bobbie Ann Wilson made a motion for conditional approval subject to the technical corrections recommended by the staff and additions discussed above. Jim Driver seconded the motion and the board approved unanimously.

Additional Items:

(#5-94 & #5A-95) Developers for **Woodwyn Hills** and **Braxton Park** have requested a reduction in their letter of credit. Their current letter of credit for $239,000 is to expire June 6, 1995 which is before the next planning board meeting. They would like this reduced to $68,132. Public Works has inspected the developments and recommended $46,500 for Braxton Park and $60,500 for Woodwyn Hills, for a total of $107,000 to be retained on their letter of credit..

Pat Lydon made a motion to reduce the letter of credit to $107,000. Charlotte Morris seconded the motion and the board approved unanimously.

(#19-94) Minor site correction for **Greens of Rivergate**. Regarding the location of five buildings and the setbacks of this row of buildings, the on-site construction superintendent asked if they could move the buildings around. Normally, there are site corrections of a minor nature that occur due to engineering errors, etc., which was the case here. However, due to the concerns and discussions on the staggered building issue in the approval of this development, they were told this should be a decision of the planning board. Building #1 is shown in a particular location. When they began the physical construction, they discovered that the rear part of the building is too close to the creek. The creek is wrong on the engineering plan. This building needs to be moved forward five feet. Jack Polk discovered the error and agreed with the superintendent that the building needs to be moved. The result of this five foot move will result in lost green space and will put Building #1 closer to Building #3. There will still be a slight difference in the setbacks of the buildings. The superintendent was told this matter would have to be approved by the board. He proceeded to continue construction, moving the building location, without getting approval.

Options available to the board were reviewed. The consensus of the members were to have Bill Terry write a letter as well as communicate in person with the supervisor, that this board approves the change in location for Building #1, that any future deviations to the original plans must be approved by the planning board, and any violations of this requirement will result in a Stop Work Order being issued. Copies of this correspondence are to be sent to Kim Vowell and Joe Haynes.

Bill Terry indicated they would also like to relocate the walking trail to prevent washing out where it is proposed to cross the creek. The board agreed to leave this decision at the discretion of Bill Terry.

Jim Thomas made a motion to adjourn, seconded by Gary Webster and agreed on by the board. The meeting adjourned at 6:20.

John W Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Secretary