

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: September 12, 1994
 Time: 5:00 P.M.
 Place: City Hall

Present:

John Coombs Bobbie Wilson
 Grady McNeal Jim Thomas
 Jim Driver Gary Webster
 Pat Lydon

Absent:

Mary Ann Gourley
 Billy Hitt
 Charlotte Morris

Also Present:

Bill Terry	Claudia Davis	R. L. Montoya	J. R. Smith
Nancy Allen	David Sircy	Leigh Ann Sircy	Charlie Lowe
Pete Ragan	J.C. Garrett, III	Jimmy Yates	Max Wilson
Ron Hamm	Roy A. Smith	Steve Axley	

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the August meeting were approved as submitted.

Item #1 (#14-94), consider the request of J. R. Smith for Final Plat approval of J. R. Smith Subdivision, combining three lots into one on Connell Street, Parcels 77, 78, and 79, Davidson County Tax Map 19-13.

Staff reviewed. There are several technical corrections that need to be made and additional information to be shown. These are:

1. Show building envelope on the plat;
2. Show existing street R.O.W. and provide an additional 5' dedication;
3. Show new corner pins at each corner of the property;
4. Show lot area;
5. Add proper signature blocks;
6. Show new lot and parcel numbers;
7. Show size of water line;
8. Correct name to be a RESUBDIVISION of the original plat;

Slides of the area were shown. J. R. Smith wants to build and expand an existing building on Connell Street, previously a welding company. He is presently refurbishing the building on subject lots and cleaning up the property. There is currently a residence located on the adjoining lot which will remain even though this area is zoned IG. The subject lots back up to the Public Works Department building at the rear.

The major problem with the proposed improvements is water drainage. There is a ponding problem on this property and down to the end of the street.

There is a 40' R.O.W. on Connell. Presently the City requires a 50' R.O.W. As this would affect their plans for the property significantly, they are asking that the additional 5' be a "reservation" rather than a "dedication". It was noted that it would be highly problematical in the future for the City to obtain an additional 5' down the street without condemnation.

In addition to the eight technical corrections above that need to be made and additional information to be shown, Charlie Lowe added the following two items:

1. Show the correct name of the adjoining property owner on the west side (City of Goodlettsville Parcel 76.);
2. Show the full width of the R.O.W. existing on Connell Street, not just the dedication.

Based on an analysis of the staff, Jim Driver made a motion to approve the Final Plat submitted, agreeing to "reserve" an additional 5' R.O.W. for possible future use rather than "dedicate" the R.O.W., and subject to the conditions outlined in the 10 items listed above. The motion was seconded by McNeal and the J. R. Smith Subdivision, (a resubdivision of the R. A. Cartwright Subdivision), was approved 7:0.

Item #2 (13-94), consider the request of J. R. Smith for Site Plan approval for an industrial building for Associated Packaging to be located on the J. R. Smith Subdivision, pending approval of Item 1. There are a number of problems with the design of the site meeting zoning requirements.

Staff reviewed. There are three additional issues to be resolved:

1. The width of the driveway at the front of the building for offstreet parking spaces shows a 22' width, requirements are 24'. Other parking areas also show 22' but can be corrected to 24' without any difficulty. There is a 10' area required along the front of the lot for landscaping. 24' would cut into this landscaping allowance by 2'. The board agreed to the 22' width for the parking area, which only affects four spaces, and keep the 10' landscaping width.

2. The City's landscaping requirements for a barrier between an industrial and residential use is that the barrier must be an actual wall. Jimmy Yates requested the board waive this fence requirement due to the vast ongoing improvements that are being made, cleaning up the property and also agreeing to remove dead trees, etc. from the adjoining property. It was also noted that a wall/fence would be more offensive visually. John Coombs recommended that a letter be secured from the owner of the adjoining property stating that they agree to the release and waiver of the fence requirement. The board agreed to this barrier waiver subject to obtaining such a letter.

3. Surface drainage. This proposed project for a completely paved area and building will increase storm/water drainage. The minimal drainage improvements proposed at the front of Connell back to Public Works is not acceptable as there would be sheet flow from the front corner down to Cartwright and across Public Works in the back. Charlie Lowe noted there are no existing drainage improvements on Connell or Cartwright Streets, that the Public Works lot on the west property line actually sheets water onto their property, and there are no outlets on this property to release water. Options for solutions to this problem would include the owner taking on the expense of cutting an underground system to the existing ditch on the north side of Public Works, estimated at a cost of \$8,000 to \$10,000. Another option would be to bring water to the front of the lot and add roadside ditching down Connell to Cartwright and then down Cartwright, handling drainage from this site and Public Works. Existing drain problems down the street would be eliminated or reduced. This would involve a commitment by Public Works to provide a curb for drainage on the west side, Mr. Smith would be responsible for ditching and pipe culverts on Connell down to Cartwright, and the City would be responsible down Cartwright. A problem with this option would be inadequate rights of way for this on Cartwright, requiring that we secure easements from the property owners on Cartwright. Max Wilson, General Contractor, recommended that the owner of the proposed building pay a flat fee of approximately \$3,500 toward correcting the drainage problem and then the City be responsible to put the solution in place.

John Coombs noted that a cost study has not been made of this situation. The drainage problem needs to be correctly handled at this time to avoid future problems on future developments in this area. The board is not in a position to make a decision on costs involved, but the commission may be willing to share in the solution of this problem. After much conversation, the board agreed the best option would probably be ditching down Connell and then down Cartwright to Public Works. A staff and engineering study would take approximately 10 days to 2 weeks.

Charlie Lowe noted the following as supplemental items not covered in detail above that need to be addressed:

1. Source of the boundary and topographic information needed;
2. Additional dimensions needed for proposed site improvement construction control;
3. Curbs required along asphalt pavement at perimeter of site;
4. Existing and proposed site utilities to be shown;
5. 15' radius to be shown at entrances to site;
6. 20' long parallel parking spaces to be shown as 22';
7. Asphalt entrance ramps to be shown as asphalt in lieu of concrete;
8. Additional detail to risers at docking area;
9. Additional detail to grades in parking area and particularly handicap spaces;

10. Additional detail to erosion control measures required.
11. Proposed landscaping is minimal, additional landscaping required to be approved.

Jim Driver made a motion for conditional approval of the site plan for Associated Packaging subject to: a waiver on the front parking aisle at 22', to keep 10' for landscaping, to increase the parking aisle on the east side from 22' to 24', to waive the fence requirement upon obtaining a letter of agreement from property owner of adjoining property accepting this waiver, the City and all parties resolve the drainage problem satisfactory to the City Planner and City Engineer, and the technical conditions outlined above are all met. Pat Lydon seconded the motion and it was approved 7:0.

Item #3 (#15-94) Consider the request of R. L. Montoya, on behalf of the owner, Susan L. Garrett, for Final Plat approval of Garrett Subdivision, a resubdivision combining lot 104, S.C. Map 143-B "A", Parcel 5 on Cynthia Trail, and lots 155 and 156, Parcels 4 and 5, S.C. Map 140-0 "A" on Emily Court. This plat will combine three existing lots into one lot.

Staff reviewed. The only major issue is a public utility easement across the rear of all lots. R. O. Montoya said South Central Bell has agreed to a 4" pipe being installed 24" deep beneath any concrete over said easement. The easement will still be in place but this will allow improvements on the easement. At the suggestion of Charlie Lowe, in order to protect the property owners, R. L. Montoya will obtain letters of release from all utility companies. Motion was made by Bobbie Wilson to approve the Final Plat of Garrett Subdivision, subject to the above conditions, seconded by Jim Thomas and approved 7:0.

Item #4 (#11-94) Consider the request of R. L. Montoya, on behalf of the owner, Mike Rollins, for Final Plat approval of Rollins Subdivision located at the end of Utley Drive and Engel Avenue, Davidson County Map 18, Parcel 88. This item was withdrawn at the request of R. L. Montoya.

Item #5 (#1-88) Consider request for approval of Final Master Plan and Plat of Section 3, Echo Hills Estates.

Staff reviewed. Slides were shown of the property. This plat will add one lot to the completed section of Echo Hills. Lot 96 is a part of the completed section, but lot 97 was proposed to be developed with another section. The purchaser, Mr. Hamm, wants two lots side by side, therefore, lot 97 will have to be approved and recorded. The street extends approximately 40 feet in front of lot 97, requiring a variance on required lot frontage on a public street. Mr. Hamm is willing to provide a letter to the City stating he accepts that this lot will have only the 40' of pavement at this time and that there is no timetable for when this street

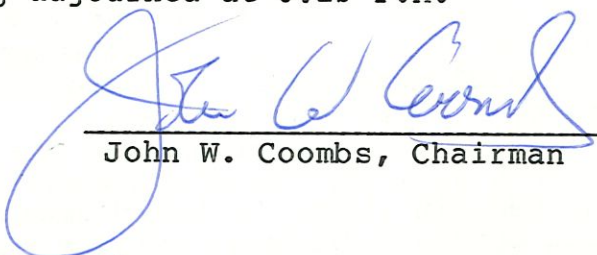
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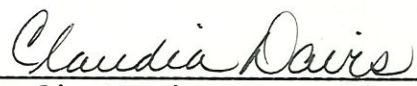
Motion was made by Jim Thomas to approve Master Development Plan and Final Plat of Section 3, subject to receiving a letter from Mr. Hamm stating that he knows there is no further pavement anticipated at this time. Jim Driver seconded the motion and it was approved 7:0.

Item #6 (#5-92) Consider the request of David L. and Ann Sircy, owners, for minor plat amendment on lot 3 of Conner's Subdivision, Sumner County Tax Map 140.

Staff reviewed. Residence under construction is outside the approved building envelope, violating the setback line and septic tank reserve field. Sumner County Health Department has revised the approved septic tank lines. The location of the house violates the subdivision plat envelope but not the zoning requirements for setback. Jim Driver made a motion to approve this plat amendment, to change the building envelope and the drain field reserve area. Pat Lydon seconded, and motion approved 7:0.

The staff graciously acknowledged Nancy Allen's retirement and all expressed their gratitude for all the years she has contributed and served the City. The meeting adjourned at 6:20 P.M.



John W. Coombs, Chairman

Claudia Davis, Recording Secretary
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