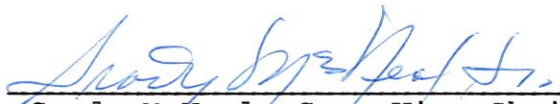


They want to erect a sign that is on a 10' high brick column instead of sitting on a brick pedestal. The location on site is the same and is in compliance with requirements. Lowe said that the Architectural Review Committee for Northcreek Commons (Wood Caldwell) would want to review the change. Motion by Driver, seconded by Wilson, to approve sign change.

Also, an additional note: Wilson said the Board would want to be aware of a problem brought to him by a resident whose property on East Cedar adjoins property to the rear of the new Sonic Restaurant. Mr. Bruce Whitmer's complaint is that a fence had been built as screening for the house immediately behind Sonic and he wants screening behind his house also. Wilson said he would contact Sonic and explain the situation and maybe they would agree to the additional screening.

The meeting adjourned at 7:00 P.M.


Grady McNeal, Sr., Vice-Chairman


Nancy W. Allen, Recording Secretary
/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: July 11, 1994
Time: 5:00 P.M.
Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>
John Coombs	Gary Webster	Charlie Lowe R. Uselton
Pat Lydon	Charlotte Morris	Bill Terry Steve Axley
Grady McNeal	Jim Thomas	David Wilson C. Crook
Bobbie Wilson		Nancy Allen
Billy Hitt		
Jim Driver		
Mary Ann Gourley		

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

Item #1 (9.34), consider the request of Richard Uselton for final inspection of Franklin Heights, Section 2, Phase 2, and release of Letter of Credit.

Staff reviewed. Uselton has completed construction of streets, water and sewer; however, some additional work is needed: install and stabilize ditchlines A, B & C as shown on construction plans, backfill behind curbline, and final asphalt overlay. There has

been no construction at this date. Construction of houses will result in damage to streets and curbs, thus Public Works would like to retain a portion.

On a motion by Hitt, seconded by McNeal, the Letter of Credit was reduced to \$10,000.

Item #2 (#4-89), consider the request of Chuck Crook for Final Plat approval of Squires Point, Section 2, Davidson County Tax Map 18, Parcel 129.

Staff reviewed. This is the final section of the subdivision. Sewer and water are installed and the street rough-graded. A Letter of Credit in the amount of \$8,250 has been submitted to cover remaining improvements. Some minor corrections need to be made: 1) show building envelopes on each lot, 2) show fire hydrant location, 3) show location of drainage ditch which is apparently off this property and on the Rollins property (a drainage easement may be required), 4) show dimension and bearing on the boundary line between monuments on either side of Utley Drive, and 5) increase Letter of Credit to \$11,500 since curbing, monuments and ditch stabilization were not included. City Engineer Lowe mentioned a few additional items to be corrected.

On a motion by Lydon, seconded by Wilson, the Final Plat of Squires Point, Section 2, was approved subject to all the conditions of the City Planner and City Engineer being met, including the increase in the amount of Letter of Credit.

Item #3 (#12-92), consider the request for approval of the Restrictive Covenants for Dry Creek Pointe Planned Unit Development on Dry Creek Road, Davidson County Tax Map 33, Parcel 206.

Staff reviewed. When the final master plan was approved, the restrictive covenants were incomplete. They have been submitted for review, since a PUD also requires approval of covenants. Terry summarized. He pointed out a few items such as construction guidelines, the architectural review committee, and the "minimums" required for house size, living area, etc. Also, as requested by the City, the requirement of at least 50% stucco or brick.

He said the restrictions were adequate to cover the development. This was approved in two parts: 1) Elevations were approved on a motion by McNeal, seconded by Wilson; and 2) Restrictive Covenants were approved on a motion by Driver, seconded by Gourley.

Item #4 (#8-88), consider the request of R. L. Montoya for approval to amend the building setback line for lots 51 through 56 on Elizabeth Court, Long Hollow Place, Section 2, Sumner County Tax Map 140-P.

Staff reviewed. The plat was approved with a 40-ft. front setback on all lots. The subject lots are affected by the shape of the cul-de-sac (hammerhead) which is not the usual circular turnaround.

Thus, the 40-ft. setback creates problems with siting houses. It was recommended that the setback lines be altered to run from a 40- to 30-ft. setback to eliminate the "skewed" lines.

Steve Axley said the "hammerhead" cul-de-sac was designed with the intent to allow maximum building area. Lowe made some recommendations in order to have a line of transition which would not block a building site. It was agreed that the City Planner and City Engineer would work with the developer and find the best possible building site on each lot with regard to setbacks.

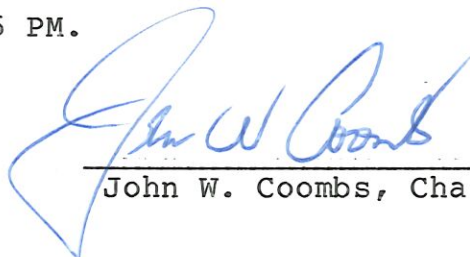
On a motion by Driver, seconded by Wilson, the request to amend the building setback lines for lots 51 through 56 on Elizabeth Court, Long Hollow Place, Section 2, was approved subject to the final approval of the City Planner and City Engineer.

Lowe recommended that in the future, the Board discourage such "hammerhead" cul-de-sac designs. Terry will look at the Subdivision Regulations with regard to a possible amendment to exclude this type design.

Following the published agenda, Terry asked the Board to consider a request with regard to our zoning map and an error discovered on Rolling Meadows zoning. He explained that in 1984, this was zoned Residential PUD. In 1988, when the new zoning ordinance and map were done, there was a mistake made on the zoning map. A line was left off which divides single family from zero-lot line for condominiums, and the entire parcel was labeled LDRPUD. The front portion of the parcel should be zoned HDRPUD and the back portion LDRPUD. This needs to be corrected. Terry conferred with the city attorney, whose opinion was to follow the normal procedure for an amendment. On a motion by Hitt, seconded by McNeal, a recommendation will be presented to the City Commission that an amendment be made to the zoning map to reflect this correction.

With regard to Wilson's comments at the June meeting about Mr. Whitmer's problem with screening between his property and the new Sonic restaurant, Wilson reported that Terry had mentioned this to Sonic, and they agreed to extend the screening.

The meeting adjourned at 5:35 PM.



John W. Coombs, Chairman



Nancy W. Allen, Recording Secretary

/nwa