

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 6, 1993
 Time: 5:00 P.M.
 Place: City Hall

Present:

John Coombs
 Bobbie Wilson
 Mary Ann Gourley
 Charlotte Morris
 Gary Webster
 Billy Hitt

Also Present:

Rocky Montoya
 Larry Wynns
 Mary Ergan
 Mitchell Barnett
 Charlie Lowe
 Bill Terry
 Nancy Allen

Absent:

Grady McNeal

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the November 15th special called meeting were approved as submitted.

Item #1 (#11-93[2]), consider the request of R. L. Montoya, on behalf of Mary Ergan, for Site Plan approval of a new Companion Animal Hospital to be located at 121 Two Mile Pike, Davidson County Tax Map 26-1.

Terry showed slides of the area. Staff had reviewed and found many deficiencies in the plan. This property is zoned PUD and the Board addressed the following issues:

1. An animal hospital is not permitted in the CPUD District. Since the use pre-dates the current zoning restrictions, the use cannot be denied; however, the record should reflect this fact.
2. The off-street parking proposed is adequate for the first phase. When the second phase is added, parking does not meet the requirements: 21 are provided, 26 are required.
3. The building meets the standard setback requirements; however, a corner lot must have each street frontage meet the front setback of 60'. The plan shows a side setback on East Court of 30'. The 60' requirement would prohibit Phase 2.
4. Curbing along Two Mile Pike. When the adjacent lot was redeveloped for the beauty shop, curbing was required along the frontage on Two Mile Pike. This lot has considerably more frontage and curbing will be much more expensive. However, it is recommended that curbing be extended from the existing curb to the intersection of East Court as a minimum.
5. The driveway opening to East Court is about 35' from the right-of-way of Two Mile Pike. The requirement is 50'.
6. The plan shows an outdoor dog run with chain link fencing. Consider some kind of screening.

7. The landscape plan should show 5 trees along Two Mile Pike including existing trees to be saved, 2 along East Court; the Burning Bushes at the street intersection need to be replaced with a lower growing species.
8. The piping under the existing ramp areas that are to be abandoned needs to be removed and replaced with ditches, and the existing ditch at the intersection corner needs to be reworked.
9. Curbing at new ramps should have a minimum radius of 15' and be set 10' off the right-of-way rather than off the edge of the pavement.
10. More detailed grading information is needed.

The plan should also show:

1. Location and detail of all signs
2. Location of the existing and proposed floodplain
3. Note 4 should indicate "bottom of joists"
4. Existing pipe sizes, types and invert elevations and proposed improvements
5. Stamp of design professional preparing the plan
6. Erosion control methods
7. Handicapped parking, grades and access
8. Location of dumpster pad and access
9. Drainage calculation
10. Utility connections.

In a PUD, the Board has the power to grant a variance. Regarding a variance from the 60' side setback requirement, the Board felt that 30' is not enough, but 60' is too much to require for a lot that small on a secondary side street, and agreed that a 45' setback would be a fair compromise.

Because of so many deficiencies, a motion was made by Driver, seconded by Hitt and passed unanimously, to defer until the architect could get with the city planner and engineer to work out, then bring a revised plat back to the Board.

Item #2 (#10-93), consider the request of R. L. Montoya on behalf of Larry Wynns for Final Plat approval of Ashlin Downs, a residential subdivision between Jackson Road and Caldwell Drive, Sumner County Tax Map 143, Parcels 74, 74.01 and 75.

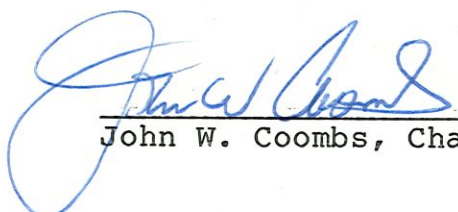
Staff reviewed the plat and found many deficiencies. These were reviewed with the surveyor and a list of corrections was given him. A revised plat was brought to the planner just prior to the meeting but he didn't have time to check to see if all changes had been made; however, the lot pattern and street layout pattern are the same as the preliminary plan which was approved in September. Staff will review the revised plat in detail before finalizing.

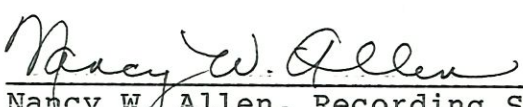
On a motion by Wilson, seconded by Driver, the Final Plat of Ashlin Downs was unanimously approved subject to final approval of the City Planner and City Engineer. Terry was granted authorization to accept a Letter of Credit for commencement of infrastructure.

Following the published agenda, Terry asked the Board to consider establishing specific guidelines for times when he receives a request for special consideration when plans have not been submitted on time; or when plans are "thrown together" just in order to submit to meet the deadline. He would like to turn down such requests and any other plans that are submitted with technical requirements left off, or when the checklist has not been completed.

A schedule of meeting dates and submittal dates was given to the Board members. Terry asked for their support in carrying out the guidelines established. Knowing that adequate time is necessary in order for the staff to review plans, and that the submittal of hastily prepared plans which do not meet our requirements only consumes unnecessary time of the staff and Board members, the Board supported Terry 100% in this decision.

The meeting adjourned at 5:45 P.M.



John W. Coombs, Chairman

Nancy W. Allen, Recording Secretary

/nwa