MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: November 1, 1993
Time: 5:00 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Jim Driver	Rocky Montoya	Charlie Lowe
Bobbie Wilson	Pat Lydon	Mr.& Mrs. Conner	Bill Terry
Mary Ann Gourley		Bob Nichols	David Wilson
Charlotte Morris	Absent:	Richard Binkley	Nancy Allen
Gary Webster	Charles Moore		
Grady McNeal	Billy Hitt		

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the October 4th meeting were approved as submitted.

Item #1 (#12-92), consider the request of Bob Nichols, on behalf of Karen & Mike Rippetoe, for Final Subdivision Plat approval of Section One of the Master Development Plan of Dry Creek Pointe, Davidson County Tax Map 33, Parcel 206.

(1-a) Final Plat - staff reviewed. Slides were shown of the various styles of houses in a similar development. Nichols and Evilcizer said the prices in this PUD would range from $70,000 to $105,000.

Terry said some minor changes are needed on the plat, one being the 5' sideline setback. The Fire Department has requested a minimum of 15' between buildings. A footprint needs to be shown. Also, at the end of Nathan Drive, the right-of-way needs to be extended to the Section line rather than stopping at the Common Area line. In order to approve and authorize the plat, the owners need to post a bond because the infrastructure is not complete at this time.

On a motion by Wilson, seconded by Driver, conditional approval of Section 1 of Dry Creek Pointe PUD was granted based on the comments and final approval of the City Planner and City Engineer.

(1-b) The Restrictive Covenants need to be approved separately. A draft was submitted but needs revising. Terry summarized some of the highlights: (1) establishes an architectural review committee; (2) provides for only single-family homes to be built and not exceed 2-1/2 stories with a private garage not to exceed three cars capacity; garage may be attached or detached and may not exceed one story in height; (3) a one-story dwelling shall not be less than 900 sq. ft. (also specifies 1,100 sq. ft.) in size. This is confusing and needs to be clarified. A two-story shall not be less than 750 sq.ft. on 1st floor and 1,250 sq.ft. total; (4) dwellings shall have at least 50% brick or stucco on front; (5) establishes a 20-foot front setback, 10-foot rear setback and 5-foot side setbacks. There needs to be a minimum clearance of 15 feet between structures for fire protection; (6) provides for membership in an association and for assessments for improvements and maintenance of the common area.

In addition, there needs to be a section specifying the exact use, ownership and maintenance of all common elements. Further, the charter of incorporation and by-laws of the Association need to be developed and filed. There are several other minor changes and additions that need to be made to the restrictions.

Considering the comments of the City Planner, on a motion by McNeal, seconded by Webster, action on approval of the Restrictive Covenants was waived until they have been reworked to the satisfaction of the staff.

After the agenda was published, Terry had other requests to be considered; the Board agreed to hear them at this time.

Item #2 (#5-92), consider approval of final plat of Conner's Subdivision. Rocky Montoya submitted the plat to Terry after the agenda cut-off date and the staff didn't have a chance to review. The preliminary plat was conditionally approved in May 1993. Having briefly reviewed the plan, Terry said some conditions have been met and some have not. Montoya had taken the plat to Ragan-Smith and Jeff Ballard reviewed and made comments to Montoya, but Charlie Lowe had not seen the plat or Ballard's comments and could not draw conclusions with a quick review.

On a motion by Morris, seconded by Gourley, approval of Final Plat of Conner's Subdivision was deferred until the staff could properly review.

Item #3 (#17-91), consider request of Anchor Wire for another addition to their business. No revised Site Plan had been presented. Ken Belcher, Production Manager, told the City Manager they were "under the gun" to get the building up by the first of the year.

Richard Binkley and Tom Anderson, Architect, assured the Board they could stay within compliance with the 12,000 sq. ft. addition. They were asking for permission to start on the slab and footing. They have a Site Plan and would submit for the next meeting.

Terry said they could "probably" do what they want to do, however, based on conversation only and with no Site Plan to review, the Board could not make that decision. Because of the deadline Anchor Wire is under, the Board was agreeable to working with them any way they could. If they would get plans to the staff, the Board would consider calling a special meeting to review.

Item #4, consider a request from Southeast Ventures to release the Letter of Credit carried on the street in front of the new Post Office. On a motion by Gourley, seconded by Wilson, Bill Terry, Bill Brasier and Charlie Lowe were authorized to release the Letter of Credit.

Final action of the Board was to elect a Vice-Chairman to fill the vacancy left when Sonny Ponder moved to Hendersonville. Gourley nominated McNeal. He declined due to his busy schedule, but later accepted with persuasion from the Board. The nomination of McNeal for Vice-Chairman was seconded by Morris and approved by acclamation.

Pat Lydon was welcomed and his past service on the Board was recognized.

Board members expressed their appreciation for the dinner given by the City Commission for all Board members. Wilson explained that the City can no longer reimburse their travel expenses biannually as in the past years, but they will try to have an appreciation dinner more frequently.

The meeting adjourned at 5:50 P.M.

John W. Coombs

John W. Coombs, Chairman

Nancy W. Allen

Nancy W. Allen, Recording Secretary