

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: September 13, 1993
 Time: 5:00 P.M.
 Place: City Hall

Present:

John Coombs Charles Moore
 Bobbie Wilson Grady McNeal
 Billy Hitt Jim Driver
 Charlotte Morris
 Gary Webster Absent:
 Sonny Ponder Mary Ann Gourley

Also Present:

Rocky Montoya Mary Ergan
 Larry Wynns Butch Worrell
 Amy McNeal Bruce Bennett
 Lillie Blackman Rose Drennan
 Lloyd Gragg Charlie Lowe
 Billy Joe Erwin Bill Terry
 Randall Phillips Nancy Allen
 Randy Phillips III

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the August 2nd meeting were approved as submitted.

Item #1 (#10-93), consider the request of R. L. Montoya, on behalf of Larry Wynns, developer, for approval of a revised Preliminary Plat of Ashlin Downs, a proposed 24-lot subdivision to be developed between Jackson Road and Caldwell Drive, Sumner County Tax Map 143, Parcels 75, 74.01 and 74.

Staff reviewed. This revision meets the requirement to provide access to the adjoining property to the east with a redesign of the lots, thus achieving the goal of traffic reduction on Jackson Road. The cul de sac has been shortened. There are now five lots fronting on Jackson Road, none with double frontage as shown on the last plan. Because of the configuration of lots 1, 7 and 18, a building envelope will be required on the final.

On a motion by Ponder, seconded by Morris, the revised Preliminary Plat of Ashlin Downs was unanimously approved.

Item #2 (#11-93), consider the request of R. L. Montoya, on behalf of Mary Ergan, owner of Companion Animal Hospital located at 121 Two Mile Pike, for Final Subdivision Plat approval to amend a portion of the 2nd Addition to Roscoe Place Subdivision, by combining Parcels 13 and 14, Davidson County Tax Map 26-1.

Staff reviewed. Some minor technical corrections have been made. Because this is zoned PUD, a master development plan is required. A site plan had been prepared, but was not submitted in time for staff to review.

On a motion by McNeal, seconded by Wilson, the Final Subdivision Plat to amend a portion of the 2nd Addition to Roscoe Place Subdivision was unanimously approved.

Item #3 (#9.41), consider the request of Randall Phillips III to amend the Master Development Plan of Emerald Cove PUD. This involves the remaining undeveloped lots which have been purchased by Randall Phillips. Some lots have zero lot lines, and Phillips wants to upgrade by changing to a minimum side line of 5' with a minimum separation between houses of 15'.

On a motion by Driver, seconded by McNeal, approval to amend the Master Development Plan of Emerald Cove PUD was granted subject to receipt of a recorded instrument specifying the exact lots affected.

Item #4 (#12-93), consider the request of Charles Lowe, on behalf of B. F. Myers, for Site Plan approval for a new building to be located on the south side of McCain Drive, at the corner of French Street, Davidson County Tax Map 25-4, Parcel 71.

Staff reviewed. The building will be basically for storage, and because the CSL zoning does not permit warehousing, a special exception was granted by the Board of Zoning Appeals subject to the following stipulations:

- 1) Encumber existing lot with a permanent easement for truck turnaround.
- 2) Trash must be handled in such a way that it will not be seen and will not blow.
- 3) Exception shall be limited to the use and benefit of B.F. Myers Furniture Co. as long as first store is operated as their retail sales outlet and both lots are in their ownership.
- 4) Retail appearance to be maintained in new building.
- 5) General appearance of the building as approved by the Board.

Some minor changes required by staff were enumerated and reviewed with Lloyd Gragg, architect. Regarding a screening fence, Gragg said he had contacted the neighbors and they prefer plantings. Agreement between residents and B.F. Myers was reached to maintain the open ditch between the property line and the building. A flood study has been done and the flood elevation will be noted.

On a motion by Driver, seconded by Hitt, the Site Plan for B. F. Myers' new building was approved subject to: (1) the 5 items required by the Board of Zoning Appeals, (2) notations on the plat regarding plantings rather than screening fence and flood elevations, and (3) receipt of a document from the neighbors addressing their preference for screening.

Item #5 (#6-90), consider an amendment to the minutes of April 5, 1993, to correct the numerical phase sequences as designated on the Master Development Plan of Rolling Meadows PUD. On a motion by Ponder, seconded by Webster, item #5, page 176 of the minutes of April 5, 1993, will reflect the change from "Phase 3, Section 1" to "Phase 1, Section 7."

Following the published agenda, Terry asked the Board for approval to consider two additional items.

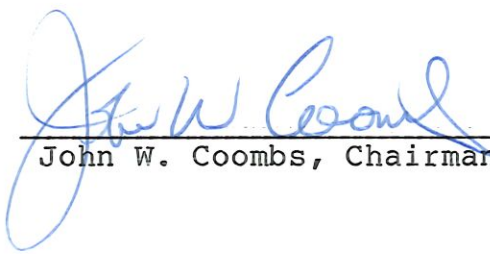
Item #6, consider a request from Roger Moore, President of the Echo Hills Homeowners Association, to amend Article VII, Section 5 of the Echo Hills PUD Restrictive Covenants by increasing the minimum sq. ft. living area requirements for a 1-1/2 and 2-story house from 1800 sq. ft. living area to 1900 sq. ft. living area; and to stipulate that any basement living area of a basement house shall not be counted toward minimum footage requirement. This does not affect existing houses, but is an effort to retain the standard of the PUD in the remaining development. Coombs asked that Worrell provide copies for our file of the ballots voting in favor of this amendment. On a motion by Moore, seconded by McNeal, the amendment to the Restrictive Covenants of Echo Hills PUD was approved subject to receiving copies of the votes by ballot.

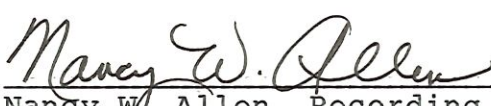
Item #7, consider the request of Rose Drennan to amend the plat of her property on Highland Hgts. Dr., lot 21 of Highland Hgts. Acres (Davidson County Tax Map 25-11, Parcel 22), by adding a 10' strip of property which she plans to purchase from the owners of the adjoining lot to the rear (Parcel 101) owned by Berry Mitchell and Deborah Church. There is an existing utility easement at the rear of her property, however there is a line of trees on it which she wants to save and this is an alternative in order to save those trees. The utility easement is needed by NES to connect electricity for the construction of a house on Parcel 171 (Davidson County Tax Map 25).

On a motion by Ponder, seconded by McNeal, approval was granted for a resubdivision of lot 21 of Highland Heights Acres, for an addition of 10 feet to the rear of the property to provide a utility easement, subject to Mrs. Drennan obtaining a recorded instrument of amendment.

Following the meeting, Sonny Ponder submitted his letter of resignation from the Board as he has moved to Hendersonville. Sonny has served on the Planning Board since 1981, and served as Vice-Chairman since February 1985. Board members expressed regret that he would no longer be a member of the Board. His years of dedicated service to the City are greatly appreciated and he will be missed.

The meeting adjourned at 6:05 P.M.



John W. Coombs, Chairman

Nancy W. Allen, Recording Secretary