

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: June 7, 1993
 Time: 5:00 P.M.
 Place: City Hall

Present:

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

Also Present:

Charlie Lowe Ron Buck
 Richard Paschal Kathy Cornett
 Bobby Nichols Bill Terry
 Rocky Montoya David Wilson
 Bill Ferriell Nancy Allen
 Terry Turbeville

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the May 3rd meeting were approved as submitted.

Item #1 (#8-88), consider the request of Ferriell-Turbeville Development Company for approval of Section 2, Long Hollow Place. Terry showed slides of area. Staff reviewed. Section 1 is nearing completion, and the developer would like to proceed with Section 2, which adds an additional 50 lots. Construction plans for the subdivision infrastructure have been reviewed, and some changes recommended. The final plat is in conformity with the approved preliminary plat and meets submission requirements, with some technical details to be worked out.

Streetlighting was discussed. Wilson said this problem has been discussed recently because the newly formed Long Hollow Woods Homeowners' Association has asked if the City would pay for streetlighting. He explained that the City's policy is to install streetlights at deadends and intersections when a development is completed. However, where underground utilities have been installed, public streetlighting is a difficult situation since it would include the installation of poles, etc. This needs to be addressed by the Board, and possibly consider an amendment to the ordinance that a developer provide streetlighting as a required improvement. This is to be discussed at the next meeting.

On a motion by Ponder, seconded by Wilson, the Final Plat of Long Hollow Place, Section 2, was approved subject to construction plans being approved by the City Engineer, and corrections being made to the plat with final approval of the staff. The City Planner was authorized to accept a Letter of Credit against completion of improvements.

Item #2 (7-93), consider the request of Kirby Clifton for approval of Site Plan of Steeplechase Meadows, a 156-unit residential development to be located on S. Dickerson Road, Davidson County Tax Map 25, Parcel 71. Staff reviewed. Discussions on this property started in 1968. It was rezoned from Agricultural to Highway

Business and a site plan was approved for the property in 1974, however, construction never started. The plan was resubmitted in 1980 by Tom Carver but not approved. Clifton submitted a plan in March 1984 which was approved, however, construction never started and the approval lapsed.

In May 1993, Clifton again submitted the 1984 plan to Terry. Staff met with Clifton and his engineer Roy Dale. There were many problems and a new plan was requested which could meet current requirements. The revised plans were not received in time for the meeting, but Clifton had requested that the Board consider approval of the concept. Terry had a few copies of the old sketch with the requested changes made. Some problems were discussed including entranceway on Dickerson Road, screening, and relocating the amenities. This item will be on the July agenda if plans are received before the deadline for staff review.

Item #3 (#8-93), consider the request of Dr. Richard Paschal that the City abandon a parcel of land at the corner of Gleaves Street and Wren Road, Davidson County Tax Map 34-5, Parcel 102.1, to use as ingress/egress to the adjacent property he has purchased for a proposed new dental office.

Terry showed slides of the property. Staff reviewed. Some years ago, the City purchased a piece of property fronting on Gleaves Street to extend Wren Road to intersect with Gleaves Street, and the subject sliver of land was left over. The City has no need for the property either as right-of-way or for utilities. The property drains toward the alley, so the alley should be retained for possible future need to contain drainage. On a motion by Morris, seconded by Driver, the abandonment of Parcel 102.1, to the alley, was approved and will be recommended to the Commission.

Item #4 (#9-93), consider the request of Charlie Lowe, on behalf of Northcreek Associates, Ltd., for Final Subdivision Plat approval of Northcreek Commons, Section 6, Davidson County Tax Map 26, Parcel 72.

Slides were shown and staff reviewed. This 2-lot subdivision is located between Northgate Circle and La-Z-Boy. An office for Crye-Leike Realty is to be built on lot 2. An easement was shown across lot 1 for access to Northgate Circle. Subdivision requirements have been met and additional right-of-way has been dedicated in accordance with requirements of the adopted plan for widening Conference Drive.

On a motion by Ponder, seconded by McNeal, the Final Subdivision Plat of Northcreek Commons, Section 6, was approved subject to final staff approval.

With reference to the widening of Conference Drive, Coombs asked about the status of that project. Wilson said that several million dollars in funding is the problem; however, since completion of this project would benefit not only Goodlettsville but surrounding

cities, other means of funding the project are being considered.

Item #5 (#12-92), reconsider the request of Bob Nichols, on behalf of owners/developers Michael & Karen Rippetoe, for approval of a Revised Preliminary Master Development Plan for Dry Creek Pointe, a proposed 16-lot residential Planned Unit Development to be located on Dry Creek Road extension, Davidson County Tax Map 33, Parcel 206.

Nichols said the owners feel that the 61-lot plan previously presented to the Board is not feasible. Staff reviewed the revised plan with 16 larger lots; there were a number of changes or additions. However, Nichols presented still another revision with 14 lots and 10 small lots on a cul de sac, and reducing the common area. Though staff had not reviewed, Nichols asked for the Board's view of this concept, and to outline suggestions he could take back to the owner. Some suggestions were:

- Underground wiring is still desired.
- Intersection with Dry Creek Road is still a problem. Stress one-point entry.
- Public streets built to City specifications preferred, as opposed to private streets.
- Okay for 4 lots to have common access on Dry Creek Road, as previously approved, but more than 4 lots should access toward the back.

Item #6 (#17-92), consider approval of parking lot revisions from the approved site plan of the Family Life Center at First Baptist Church.

Terry showed slides and staff reviewed. The site plan for this lot was part of the Family Life Center approved on 10/5/92. When the contractor graded and paved the lot, changes were made that were not a part of the original approved plan. Staff met with the construction supervisor, and some minor revisions were addressed on site, but two other changes needed Board approval: 1) the church requested that the two islands which direct traffic and provide direction for parking spaces be eliminated; and 2) they utilized an existing driveway (used by the house originally on the property) for access to Dickerson Road.

There is no requirement in the ordinance that would prohibit an exit onto Dickerson Road; also, no requirement for the islands other than design and landscaping considerations. However, there are two problems with using the driveway. First, there is a 12.5' setback requirement from the property line and, at the point of entrance to Dickerson Road, there is only a 9' setback. They have requested a 3.5' setback variance of the Appeals Board, but a decision was deferred pending the Planning Board's determination if the driveway would be permitted, and pending state review for a right-of-way permit.

The other problem is that there is an 8" public sewer line under the driveway with only 2.09' of cover; the city requires 4' of

cover. That line serves 5 houses. As a deterrent from breaking, it could be encased with concrete or put in iron pipe.

Ron Buck was present as spokesman for the Baptist Church. He apologized for the situation; however, since the driveway has already been paved, he asked if there could not be some solution to the problem.

Driver recommended a directional "One Way Only" sign to be placed in the parking lot before approaching the driveway, and a "Do Not Enter" sign on Dickerson Road. Another suggestion was a concrete abutment allowing traffic to go only one way. Also, require the church to assume responsibility should the sewer line be broken.

On a motion by Moore, seconded by Ponder, the parking lot revisions were accepted, those being: 1) omission of the two islands; and, 2) the exit road may remain, subject to being a right turn only with sufficient signage provided as recommended by the Board. Also, the church is to document by written contract that they will assume responsibility should the sewer line under the driveway break at any time in the future.

Item #7 (#5-93), consider the request of David Wilson for approval of a 3-lot subdivision of his property off Roanoke Drive, Parcel 162, Davidson County Tax Map 25, part of the Ruth Sisco Subdivision.

Staff reviewed. This property was recently rezoned from A to R-25. Lot 1 has frontage on a dedicated public right-of-way. Lots 2 and 3 will have access provided by private easement from lot 1. Section 1-112.109 of the Subdivision Regulations provides for the use of a private easement for access, but restricts the use of one easement to one lot; however, Section 1-111 gives the Board authority to grant a variance. The location, shape and conditions of the property qualify for a variance.

On a motion by Ponder, seconded by Morris, the Final Plat of the Resubdivision of Lot 3 of the Ruth Sisco Subdivision was approved, and a variance was granted for access to lot 3 by private easement, due to the exceptional narrowness and depth of the property.

Item #8 (Ordinance No. 93-476), reconsider an amendment to the zoning ordinance by adding or changing various provisions relating to yard sales, fireworks sales, flea markets, farmers' markets and similar temporary uses.

Terry reviewed. Fireworks Sales. The only change is that the language more specific. Flea Markets. This also is just more specific wording. Farmers' Markets. This section prohibits transient vendors from setting up on the roadside. (Transient vendors are covered in Ord. No. 93-480.) Farmers' markets are a benefit to the community and an effort needs to be made to establish a location, such as the high school property, either in the front parking lot the football field, or possibly a church

parking lot when not in use. Section (e), allowing products that cannot be grown locally to be brought in as well as locally grown products was discussed in depth. Section (e) was deleted in its entirety. A change in the approval procedure was recommended, which would enable the permits to be issued by staff rather than the Board of Appeals. Yard Sales. Wording is more specific in defining a yard sale and addresses traffic situations. This ordinance would prohibit consignment sales.

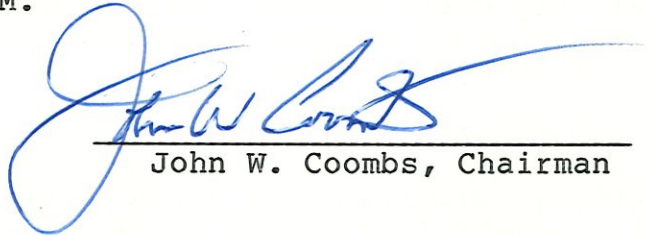
At this point, Kathy Cornett, 607 East Angela Circle, was given the opportunity to speak to the Board requesting that her semi-annual consignment sale be permitted to continue as an exception. She presented signed letters and petitions from neighbors and friends requesting that she be allowed to continue.

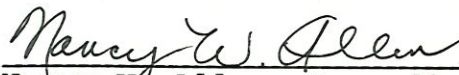
Yard sales were discussed in further detail. The Board determined that the guidelines in the section on yard Sales, as written, were in the best interest of all citizens. On a motion by Moore, seconded by Webster, Ordinance No. 93-476 was approved as amended and will be recommended to the City Commission for passage.

Item #9 (Ordinance No. 93-480). At the direction of the City Commission at the May 13th meeting, consider an ordinance to amend Title 5, Chapter 2, of the Goodlettsville Municipal Code by adding or changing various provisions relating to peddlers, solicitors, and transient merchants. The Board does not have to act on this ordinance; the Commission just asked that they review. This item was deferred.

Items #10, annexation report, and #11, Sub-Area 4 review, were deferred.

The meeting adjourned at 8:00 P.M.


John W. Coombs, Chairman


Nancy W. Allen, Recording Secretary

/nwa