

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: September 14, 1992
 Time: 5:00 P.M.
 Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>	
John Coombs	Bobbie Wilson	Pete Ragan	R. L. Montoya
Sonny Ponder		Charlie Lowe	James L. Bush
Billy Hitt		Bobby Nichols	Bobby Jones
Charles Moore		Karen Rippetoe	Joe Griffin
Charlotte Morris		Wood Caldwell	Wayne Best
Grady McNeal		J. H. McKinney	Bill Terry
Jerry Garrett		Large delegation	Nancy Allen
Jim Driver		from Hogan	
Gary Webster		Branch Road	

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

Bill Terry advised that item #2 had been withdrawn at the request of R. L. Montoya and would not be placed back on the agenda until an official request is received (Conners Subdivision).

Terry also advised that following the published agenda there would be a request to hear a presentation of the right-of-way on Conference Drive, to consider a subdivision plat, and consider a site plan for a proposed motel on Conference Drive.

Item #1 (#10-92), Public Hearing to consider the request by petition to annex certain territory in Sumner County. Terry reviewed the discussion at the August meeting at which it was determined to hold a public hearing prior to making a recommendation to the City Commission for annexation.

Terry briefly summarized the Annexation Report, a study of the Hogan Branch Road area for the purpose of analyzing the costs and revenues of such an annexation as well as the potential effect on existing municipal services.

Jerry Garrett, Board member and Mayor, reminded the Board and citizens present that if the Commission approves a Resolution, annexation will be determined by referendum, the reason being that a 5-year plan of services is not required. Most City services can be provided immediately; however, those citizens need to be aware that a scheduled timetable for sewer service will not be available for a long time.

Chairman Coombs declared the public hearing open. Joe Luckett, 384 Hogan Branch Road, said he moved out to get away from city government. He felt some education should be provided them, to

know what they would be receiving from the city government before voting to be further taxed. He had several concerns, one being how City codes enforcement would impact his lifestyle in the country.

Mayor Garrett briefly addressed some of those concerns; he explained our City Manager/Commission form of government; the various boards whose members are concerned citizens who voluntarily serve; and the excellent response time of our Police and Fire Departments.

Citizens who praised the city and its services and spoke in favor of annexation were: James A. Ferguson, 316 Hogan Branch Road, Clarence Roberts, 320 HBR, R. Milliken, 429 HBR, Dan Bloodworth, 372 HBR, Clarence Roberts III, 323 HBR, Bill Anderson, 343 HBR.

With no further speaker from the audience, the Public Hearing was closed. A motion was made by Ponder, seconded by McNeal, and unanimously passed to recommend that the City Commission call for a Referendum to annex the Hogan Branch Road area.

Item #3 (#11-92), consider the request of R. L. Montoya, on behalf of owner James L. Bush, for Final Plat approval of a two-lot subdivision of lot 70, Echo Meadows Subdivision, Davidson County Tax Map 34-1, Parcel 59.

Terry showed slides of the area and the existing Doctor's building. Staff reviewed. Dr. Bush wants to put a similar building on the second lot. The recommended corrections or additions had been made on a revised plat. Commissioner Jones' property adjoins the subject property, and he asked what type development was planned. On a motion by Ponder, seconded by Hitt, Final Plat approval was granted for subdivision of Lot 70, Echo Meadows Subdivision.

Item #4 (#4-91), consider the request of Charlie Lowe, on behalf of Wiggins & Associates, for an amendment to the existing plat of Northgate Industrial Park, Lots 4 and 5, Section 4 (K-Mart).

Staff reviewed. This is a housekeeping item moving the property line between lots 4 and 5. K-Mart expanded across the old property line, and the line had to be moved so the building would not be on two lots. Ragan said a drainage easement is needed for the Goodlettsville Outlet Ditch. On a motion by Moore, seconded by Morris, the Amendment to Section 4 of the Final Plat of Northgate Industrial Park for resubdivision of Lots 4 and 5 was approved subject to the drainage easement recommended by the city engineer, and final approval of the Planning Director.

Item #5 (#12-92), consider the request of Bob Nichols on behalf of owners/developers Michael and Karen Rippetoe for approval of Preliminary Master Development Plan of Dry Creek Pointe, a 61-lot single residence Planned Unit Development proposed to be located on Dry Creek Road extension.

Terry showed slides of the area. Staff reviewed. This project was designed by Ragan-Smith. Following the new policy that when Ragan-Smith is involved in a project, another engineering company will review the plans and make comments, Barge, Waggoner, Sumner and Cannon's comments were reviewed and are herein summarized:

- 1) Lots 5-16 need finished floor elevations established because of possible flooding due to backwater from culvert at Dry Creek Road.
- 2) Final plan should include Restrictive Covenants detailing use configuration and common area; also a maintenance agreement regarding parking and landscaping.
- 3) A possible 3-4 foot landscaped berm between south property line and Dry Creek Road.
- 4) Problem with sight visibility at the main entrance.
- 5) Lots 1-4, individual curb cuts onto Dry Creek Road are questioned. Sight distance to the west is not adequate.
- 6) Parking area near lot 32 should be included in right-of-way of North Point Circle.
- 7) Transitional buffer on northern boundary should be considered, especially lots 15-26, to provide screening for existing subdivision. Recommend a 25' perpetual landscape easement to serve as transitional buffer, with each lot owner to maintain, but Homeowners Association to have ultimate responsibility. Preserve existing tree line and, if needed, plant additional evergreen.

Ragan responded to each comment and agreed, with the exception of Item 5, visibility at lots 1-4. Ragan explained that there is a 4' natural overburden of earth between the apartments and these lots which knocks off sight distance now. This berm will be cut down to the same level of the road, leaving an adequate 300' sight distance.

Hitt and Coombs were still concerned about sight distance where lots 1-4 will exit on Dry Creek Road. Also, they do not want front-opening garages on those 4 lots.

Lighting standards were discussed, whether to require underground wiring. Hitt felt that providing underground wiring should not be a cost problem with this small development. Ragan pointed out that this is all rock, and felt if underground wiring is required, the price of a lot would be so high it might not be feasible for the developer. Nichols agreed to do a feasibility study on underground wiring.

On a motion by Garrett, seconded by Ponder, the Preliminary Plat of Dry Creek Pointe PUD was approved subject to the recommendations of Barge, Waggoner, Sumner & Cannon; subject to further study on visibility for ingress and egress for the 4 lots facing Dry Creek Road, and subject to a decision on a rear property line barrier.

Item #6 (#18-90), consider the request of M&K, Inc., on behalf of Kathy & Wayne Best, owners of Head To Toe, Inc., for an addition to

the Final Plat of Head To Toe Subdivision on Frances Street.

Terry reviewed the problems experienced with this development. The Final Plat of Head-To-Toe Subdivision (prepared by M&K) was approved by the Planning Board 11/5/90 and recorded 11/7/90, Book 6200, Page 981). Later, the owners had to purchase additional property to meet parking requirements. and on 5/6/91, a Resubdivision Plat (prepared by R. L. Spears) to add 18' of Tretter property was approved. A sewer easement had to be obtained through the Bolton property (Book 8232, Page 286), which later had to be abandoned and an additional easement obtained to correct an error in installing the sewer on the wrong side of the property. The Amendment was approved and recorded on 7/26/91, Book 8405, Page 949. In the meantime, the Final Resubdivision Plat approved on 5/6/91 was never recorded. Best explained this was because of a misunderstanding between the surveyor and the builder.

Terry explained that this request for a minor plat amendment can not be recorded on a plat that has never been recorded. It was finally decided that, since the Final Resubdivision Plat had already been approved by the Board, and Best owned the plat since he had paid Spears all costs, he should obtain the original from Spears, get all required signatures, have recorded, and bring to Bill Terry for approval. It would not be necessary to bring back before the Board.

Item #7 (#13-92), consider the request of James H. McKinney to abandon the right-of-way of the portion of Payne Street adjacent to his property (Davidson County Tax Map 18-17, Parcel 194).

Staff reviewed. When the Wilhoite-Young Subdivision plat was recorded, it was noted on the plat that this portion of Payne Street was a "Dedicated Right-of-Way street not required to be built and maintained by the City of Goodlettsville." The narrow, one-lane portion of Payne Street extending from Dickerson Road back to the rear of parcel 194 (about 200 ft.) is paved and provides access to Dickerson Road for 5 houses. There is no paved access through to Graves Road.

McKinney explained that he has always kept the right-of-way mowed; he made this request in an attempt to stop people from walking through his yard. It was suggested that he could fence his yard but he prefers not to do that. If abandoned, he would put a fence between his property and the end of the paved road.

Terry said staff had determined that abandoning the ROW could be a potential complication with the three property owners (5 houses) for which Payne Street is the only access to Dickerson Road; if the portion on Graves Road were closed, there would be only one way out in case of an emergency. On a motion by Morris, seconded by Moore, the request to abandon the Right-of-Way of the portion of Payne Street adjacent to Parcel 194 was denied.

Item #8. Following the published agenda, the Board gave unanimous consent to hear Ragan-Smith's presentation of "Preliminary Corridor Improvements Plan" of Conference Drive. Also, to reconsider the Final Subdivision Plat of Northcreek Commons, Section 5, Parcel 13 (lots 5 and 6), and consider the Site Plan of Hampton Inn proposed to be built on lot 6.

Item #8-a. The "Preliminary Corridor Improvements Plan" was presented by Ragan, Joe Griffin and Charlie Lowe. Following the presentation, discussion revolved around right-of-way on Conference Drive being required of developers today when the city has not made a commitment to build. Ragan said if the City doesn't build within the next 5 years, this road will be inadequate; it is unfair to require today's developers to submit to a design to which the city is not committed to build. He would like to see the city commit to building, then every development along the road would have to submit to the requirements.

Garrett said he personally would like to see the city accept the design and build the road, but no commitment has been made mainly due to the question of financing.

Wood Caldwell with Southeast Ventures, owners of this property and several other parcels on Conference Drive, said they have no problem in dedicating the right-of-way on this plat, and may be willing to consider dedicating the right-of-way shown on the Corridor Plan some time in the future if there is a commitment by the City to build.

Hitt made a motion to adopt the "Preliminary Corridor Improvements Plan" of Conference Drive as designed by Ragan-Smith & Associates, and all developers shall design any development in accordance with it. Ragan asked if curb access is covered in the motion. Terry said this developer will use 2 access ways on Conference Drive; but, when the road is built as planned, there will be a median and, in order to gain entrance, they will have to follow the Corridor Plan. In the meantime, they can make a left-turn lane. This commitment puts the developers on notice to that effect. Motion was seconded by Driver and passed unanimously.

Item #8-b (#14-92), reconsider approval of the Final Subdivision Plat of Northcreek Commons, Section 5 (Davidson County Tax Map 19-14, Parcel 13) lots 5 and 6. This item was deferred from the August 3, 1992 meeting pending further information on the widening of Conference Drive, the impact upon adjoining properties, and how it may affect Planning Board decisions.

A decision having been made to commit to the plan to build Conference Drive, and other considerations being resolved, a motion was made by Garrett, seconded by Hitt, to approve the Final Subdivision Plat of Northcreek Commons, Section 5, with the Right-of-Way shown on the plat for "future widening" to be dedicated.

Item #8-c, consider the request of Charlie Lowe on behalf of the developers for approval of the Site Plan for Hampton Inn, proposed to be built on lot 6 of Northcreek Commons, Section 5.

The plan had been submitted to BWS&C for review; their comments were summarized by Terry.

1. Grading & Drainage. Regarding grading of land across eastern boundary line, has adjoining property owner approved grading or slope easement on their property?
2. Transportation & Parking. a) Circulation adequate and meets requirements. b) Only one ramp on Conference Drive recommended; however, if two are approved as submitted, recommend that the northernmost ramp be moved to the northern end of the proposed building. c) The joint access drive on Northgate Circle will require an easement from adjacent owner.
3. Utilities. a) Recommend the fire hydrant at Northgate Circle entrance be relocated closer to the building. b) The 6" sewer line may be inadequate. May need to upgrade to 8".
4. Landscaping. a) Sight visibility at all entrances needs close scrutiny, especially at entrances off Conference Drive. b) Tree plantings along Northgate Circle too close to curb; could cause maintenance problems.

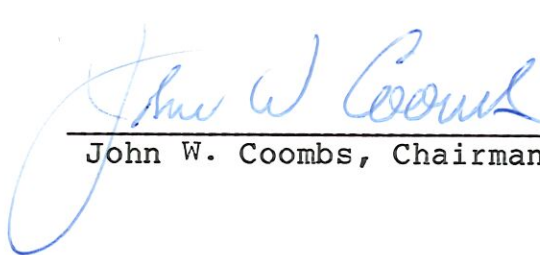
Ragan's response to BWS&C review:

1. Drainage - very little water draining into Conference Drive. Grading off-site agreeable with adjoining property owner.
2. Parking. Will need a variance on rear parking; only a 2' strip is left between parking lot and property line. They are putting together easements from adjacent property owner for joint access on Northgate Circle. This will be incorporated on the plat. Two access ramps on Conference is the preferred plan.
3. Utilities. The 6" sewer line is well within capacity. Will confer with Bill Martin.
4. Landscaping. In agreement. If sight visibility is a problem they will correct.

Terry noted that the sign location is too close to the right-of-way; the canopy over the pavement is an encroachment into the setback area, however it is freestanding and the Board can approve; also, the fire department prefers the fire hydrant to remain as shown.

Motion made by Garrett to approve the Site Plan of Hampton Inn, subject to approval of the Sewer Director that adequate sewer line size is provided; granting a variance to permit a 2' open space area between the property line and the parking lot at the rear of the building; subject to a notation on the plat that the Conference Drive "Preliminary Corridor Improvements Plan" has been adopted; subject to final review of sight visibility and tree plantings; and subject to the final approval of the City Planner and City Engineer. Motion seconded by Moore and passed unanimously.

There being no further business, the meeting adjourned at 8:10 P.M.


John W. Coombs, Chairman


Nancy W. Allen, Recording Secretary

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MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: October 5, 1992
Time: 5:00 P.M.
Place: City Hall

Present:

John Coombs	Bobbie Wilson
Sonny Ponder	Grady McNeal
Billy Hitt	Jerry Garrett
Charles Moore	Jim Driver
Gary Webster	
Charlotte Morris	

Also Present:

Charlie Lowe	Linda Eller
Don Hosea	Buddy McNeese
Virginia Pemerton	Bob Capps
Dillard/Edna Scott	Bob Ingram
Kathy Chrestman	David Wilson
R. A. Bates	Bill Terry
Delegation from	Nancy Allen
Willis Branch	
Road & Long Hollow Pike	

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

Item #1 (#15-92), consider the request to annex Willis Branch Road. Petition was presented at the City Commission on 9/10/92 and the item was referred to the Planning Board. Staff reviewed. Terry showed slides from various viewpoints on Willis Branch Road. The area is small in size and in the number of people, a situation similar to the Hogan Branch Road area. This would involve about 1/2 mile of Willis Branch Road and 1/2 mile of Whitaker Lane (which may now be called Willis Branch Road). There are 24 names on the petition representing 19 households.