

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: March 2, 1992
 Time: 5:00 P.M.
 Place: City Hall

<u>Present:</u>		<u>Also Present:</u>	
John Coombs	Sonny Ponder	John Reynolds	Thomas Carrico
Grady McNeal	Charlotte Morris	Jerry Fentress	Hubert Worrell
Johnny Long	Jerry Garrett	Mike Waggoner	David Wilson
Billy Hitt	Jim Driver	Medora Sorani	Bill Terry
Bobbie Wilson	<u>Absent:</u>	Jeff Buchanan	Nancy Allen
	Charles Moore	Byrum Halford	

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

Item #1 (#1-88), consider the request of Hubert Lee Worrell, III, for approval of a plat amendment to lots 3 and 4, Section 2 of Echo Hill Estates. Lot 3 is a corner lot on which an individual wants to build; however, the lot is not large enough to accommodate the size house desired due to the fact that a corner lot has a front setback on two sides. The request is that the lot line between lots 3 and 4 be relocated to make lot 3 larger.

Terry said everything meets requirements. On a motion by Ponder, seconded by Morris, the plat amendment to lots 3 and 4, Section 2 of Echo Hill Estates was approved.

Item #2 (#14-90), reconsider approval of Patton Branch Acres, a proposed two-lot subdivision at the intersection of Patton Branch Road and Madison Creek Road, Sumner County Tax Map 140, Parcel 108.

The City Planner reviewed. This plat was rejected several months ago and the owners filed suit against the City in Sumner County Chancery Court seeking relief in the form of an order to approve the plat and for attorney's fees. After several meetings between attorneys, the owners have offered to settle out of court if the Planning Board will approve the plat.

The offer to settle includes some provisions that the Board requested. Each lot shows a building area in which the house must be located. This will prevent a house from being built in front of the Fentress house adjoining lot 1. On lot 2, a row of white pine screening is proposed in order that the Sanders house will be screened from the back of a house on that lot.

This proposal was presented at a meeting between the three affected property owners, City Attorney Joe Haynes, and City Planner Bill Terry. The property owners still object to the plat because of the location of the septic tank drain field on lot 2.

A conversation with the Sumner County Health Department revealed that this area has the only good soil and therefore they would have to approve this location. The following conditions should be attached to any consideration for approval: 1) approval and signing of plat by the Sumner County Health Department along with other plat signatures; 2) a requirement that the white pine screening which shows 16 trees shall be in place prior to issuance of a building permit on lot 2; and, 3) a stipulation that the existing house and barn have to be removed.

Because there was nothing different that would change his prior vote, a motion was made by Long, seconded by Garrett, to reject the request, and the vote was unanimous.

Item #3 (#2-92), consider the request of Chester M. Waggoner, 113 Draper Drive, and Ray Pearson, 115 Draper Drive, for the City to abandon the right-of-way between their property, Davidson County Tax Map 33-4, Parcels 28 and 29.

Reviewed by Terry. The 50 ft. right-of-way was dedicated to the City when the subdivision plat of property along Draper Drive was approved (Goodlettsville Heights, Section 3) but it has never been used. Terry advised the Board the reasons why such rights-of-way are included in subdivision plats: 1) to provide for breaks in the length of city blocks, 2) to provide for access to adjoining undeveloped property, 3) to provide for the development of a future system of street circulation and the looping and connection of utilities, and 4) to provide for alternative means of ingress and egress both for residents as well as emergency vehicles.

Terry said when a previous plan was considered to develop the adjoining property (former Woods farm, bought by Martz to develop Rivergate Acres), there was some agreement that the two developments would not be connected. However, the previously approved development on the Martz property did not occur and the plans have been cancelled.

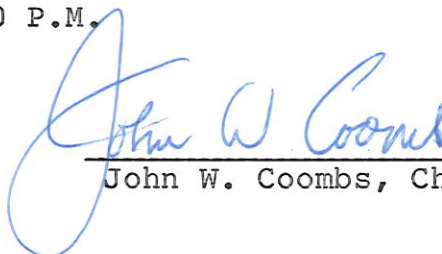
At some time the property will develop and, depending upon the type of development and design and layout, the City should have the option of connecting the street systems if it is appropriate. If the adjoining property is not connected in any way, then it may be appropriate to abandon this right-of-way. However, it should be considered that when the property along the Dry Creek extension road is developed, there may need to be some way of looping in utilities. Utilities will probably be connected to the "T" which is located on Draper Drive in the center of this right-of-way.

Mike Waggoner said he would like to enlarge his house at some time in the future, but he is bound on three sides by utility easements. The Board asked Waggoner, and he agreed, to grant a 20' utility easement down the center of the right-of-way for future connection to the "T" by the adjoining property. On a motion by Driver, seconded by Ponder, the request to abandon the right-of-way was approved subject to granting the the 20' utility easement.

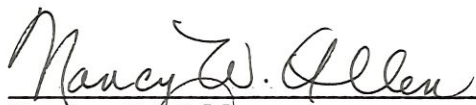
Relative to discussing the Dry Creek extension road, Wilson advised that the Post Office has requested that the road be renamed so that numbers can be assigned when houses or businesses are located on the road. No numbers are available now since the existing Dry Creek Road begins numbering with 100. The City Commission referred this request to the Planning Board for study and recommendation, and it will be on the April agenda.

Following the published agenda, Terry requested that the Board consider an item of interpretation in his dealing with zoning ordinance requirements, i.e. Section 11-604(g) "Minimum Lot Area Coverage", of Chapter 6 "Residential District Regulations", page 47 of the zoning ordinance. His question is: what was the intent of the Board when requiring an attached garage for the first floor of a two-story dwelling? The consensus was that a garage was required to keep the two-story building from looking like a box. Even though the two-story house may have a basement garage, the attached garage would be still be required. Terry will redraft the wording and submit at the next meeting. In the meantime, with the Board's agreement to this interpretation, he will issue permits to two people who are building one-story houses in R-7 zoning which meet or exceed the 1,000 sq. ft. requirement, and he will not require a one-car attached garage.

The meeting adjourned at 5:30 P.M.



John W. Coombs, Chairman



Nancy W. Allen
Recording Secretary

/nwa