

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 1, 1991
Time: 5:00 P.M.
Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>	
John Coombs	Sonny Ponder	John Reynolds	W. G. McCamy
Billy Hitt	Grady McNeal	Medora Sorani	Allen Crawford
Johnny Long		Mike Suggs	Howard George
Jim Driver		Pat Donlon	Tommy DeLoach
Bobbie Wilson		Jim Cross	Pete Ragan
Charles Moore		Jerry Fentress	Bill Terry
Charlotte Morris		Owen Sanders	David Wilson
Jerry Garrett		Jo Sanders	Nancy Allen

The meeting was called to order by Chairman Coombs; prayer was offered by Driver. Minutes of the March meeting were approved as submitted.

Item #1 (#14-90), reconsider the request of Tommy E. Walker, Surveyor, for approval of Patton Branch Acres, a 2-lot subdivision at the intersection of Patton Branch Road and Madison Creek Road, Sumner County Tax Map 140, Parcel 108.

This is the third submission on this plat. It was previously rejected on two occasions, the last time in November of 1990. The problems still exist as before. Staff reviewed; Terry showed slides of the tract and adjoining parcels, which showed how the proposed lots and locations of new homes would violate the setback pattern established by the existing homes.

The current submittal plat is the same as rejected in November, with some of the technical corrections having been made. The following additional corrections are needed:

- 1) Reword Note 2 to change the word "ponding" to "flooding" and add another sentence: "The first floor elevation of any living quarters must be three feet above the lowest center line elevation of the frontage along Patton Branch Road."
- 2) Reword Note 3 to correct spelling and change 3 lots to 2 lots.
- 3) Reword the certificates of approval for water and streets.

John Reynolds, attorney representing the developers, Mr. Sorani and Mike Halford, was present with Mrs. Sorani. Mike Suggs, agent for Mrs. Sorani, addressed the Board, reiterating the same points discussed at the previous meetings.

Suggs was reminded that the Board had asked that the Fentress house be located on the plat, but this has not been done. The exact location of the existing Fentress house is important with regard to determining an acceptable division line between the two proposed subdivision lots, and/or a building site on the proposed lot 1.

Staff suggested an alternative design: to move the line dividing lots 1 and 2 farther to the north and requiring a building envelope that would force new houses to be in approximate alignment with all existing ones. Lot 1 would be increased in size, while lot 2 would be decreased; however, compatibility of setbacks might be achieved.

The proposed lot 2 was discussed with regard to the narrow width of the rear portion of the lot. Both Fentress, owner of Parcel 108.06, and Carrico, owner of Parcel 108.5, said they have offered to purchase that portion of the proposed lot 2 which joins their property at the rear. However, if that portion were sold off, the total acreage left would not be sufficient to subdivide into two building lots.

On a motion by Garrett, seconded by Morris, the request for approval of Patton Branch Acres was rejected due to the fact that the resubdivision will result in housing locations on the lots that are out of character with the existing houses and with the original plan of Zacharia Perry Estates of which this tract of land was initially a part and named "reserve parcel". This would create a detrimental conflict of structures resulting in an adverse impact upon the other houses in the subdivision. All of this violates the stated purposes of the subdivision regulations as enumerated in Section 1-104, paragraphs 4 and 5, and the resubdivision limitation of Section 1-108.2.

Item #2 (#4-91), consider the request of P.M. Architects, Inc., Atlanta, Georgia, for approval of the expansion of K-Mart #7358 on Long Hollow Pike, Sumner County Tax Map 19-13, Parcel 110. K-Mart proposes to add 17,804 sq. ft. to the existing store by enclosing some existing space, remodeling, and taking part of the Boot Corral space. The existing store will also be remodeled. There will be a net loss of 50 parking spaces, however, the number of spaces provided will still exceed our minimum requirements.

Staff reviewed. Terry showed slides of the area. Minor technical corrections needed to be made are:

- 1) The present flood line on sheets C1, C3, and C4 is not shown correctly.
- 2) Adjust the #37 contour in front of the garden shop as shown on sheet C4 to insure proper drainage along curbed islands along the driveway.
- 3) The landscape plans can not be sealed with a Georgia stamp.

William Gary McCamy, with P.M. Architects, said the automotive section will be closed. The proposed outdoor garden shop will be enclosed with a tubed steel, wrought-iron fence. There will be landscaped islands in the new construction; also, some added perimeter landscaping. Wilson asked if he would be receptive to planting some low-growing shrubbery on the interstate right-of-way (west side of K-Mart) if the State will grant permission. McCamy was agreeable and Wilson was asked to contact TDOT.

On a motion by Moore, seconded by Long, approval was granted for the expansion of K-Mart #7358, subject to the corrections being made, and final approval of the City Planner and City Engineer.

Item #3 (#5-91), consider the request of Billy Hitt for approval of a Final Subdivision Plat of his property on Springfield Highway, combining Parcels 3 and 4, Sumner County Tax Map 142, into one parcel. This is the same property on which a site plan was approved in March. Staff reviewed, found no problems, and recommended approval. On a motion by Long, seconded by Garrett, the Final Subdivision Plat of Hitt Properties Subdivision was approved.

Item #4 (#6-91), consider the request of David A. Shonts with G. F. Puhl Company, Inc., to rezone their property at 675 No. Dickerson Road from CS (Commercial Service) to IG (Industrial General), Davidson County Tax Map 18, Parcel 107. The lot fronts on Dickerson Road and adjoins the Old Stone Bridge Industrial Park, which is zoned IG.

The owner wishes to have the property zoned for industry such as it is now being used. Shont explained that they are in the process of changing the legal entity of the company to make it easier for customers to recognize what they do and at the same time open up the ownership to employees of the company. The operation would remain the same. He felt there would be no adverse visual impact on the community.

Staff had reviewed the plans. Terry showed slides of the area and explained that when this industrial use was located on this lot, the zoning was Highway Business under the old zoning ordinance. There was a provision in that ordinance which gave the Appeals Board authority to approve industrial uses in the Highway Business District, and the Board granted the special exception to the company. Such a procedure is not available in the current zoning ordinance. It is a general interpretation of zoning law that the special exception is specific to the user and does not necessarily go with the land as does a variance. Therefore, if Puhl were to move, the special exception would cease. If the request were to be granted, any use permissible in that district could locate on the lot. The City may not want industrial uses fronting on the highway at this location.

Wilson offered further background information. This property is Section 1 (lot 1), of the Oscar Mayer Industrial Park, and when Oscar Mayer owned the property, the appropriate zoning for this lot was determined to be commercial because it fronted on Dickerson Road which is a main entrance into the city. The interior portion of the Oscar Mayer Industrial Park (lot 2), was zoned Industrial. When Greg Puhl purchased Section 1 (lot 1) for a plant, the Board allowed the light industrial use in the commercial zoning because they thought this business would be self-contained within the building the same as his father's business on Main Street in the center of town. However, as Puhl's business increased, there

wasn't enough room within the building, and he extended to outside storage. On 9/11/89 approval for a building addition was granted, with the understanding that would eliminate the problem of outside materials storage. Also, Puhl agreed to insert slats in the fence to improve the screening effect from the highway.

Following this lengthy consideration, the Board felt there was no real need to change the zoning, and couldn't foresee any problem with what the owners plan to do within the present zoning; therefore, the request to rezone was denied on a motion by Moore, seconded by Driver.

Item #5 (#7-91), consider the request of Richard Uselton, Specialty Builders, Inc., for Site Plan approval for a commercial service building to be located at the corner of Williams and Central Avenues, Davidson County Tax Map 18-12, Parcel 78. Staff reviewed, and it was determined that several issues must be addressed before it is ready for review by the Planning Board; therefore, the item was withdrawn.

Item #6 (#8-91), consider the request of Dale & Associates for Site Plan approval of National Tire Wholesale to be located in Rivergate Plaza, Davidson County Tax Map 26-14, a Portion of Parcel 34.

Terry showed slides of the area. This plan is for the construction of a new NTW store on the site beside the existing Rivergate Plaza building and is a permitted use. Staff reviewed and the following revisions and additions to the site plan are needed:

- 1) Show square footage and height of building.
- 2) Change parking layout near the building to accommodate additional landscaping and improved traffic flow.
- 3) Connect sidewalk to existing walk.
- 4) Eliminate ponding of water by loading dock.
- 5) Take roof drains to front of building.
- 6) Include all property line dimensions.
- 7) Show the location of the water line extension, all fire hydrants, and the sprinkler connections.
- 8) Show the number of parking spaces.

Asked about additional landscaping, Jim Cross said he would be glad to do any landscaping to improve the property.

On a motion by Garrett, seconded by Long, the Site Plan of National Tire Wholesale in Rivergate Plaza was approved.

Following the published agenda, Terry asked for and was granted approval to present two additional items for consideration.

Item #7 (#9-91), consider the request of Tommy DeLoach for approval of the DeLoach Estates Subdivision. DeLoach wants to subdivide a lot off Parcel 113, Sumner County Tax Map 140, for a building site. Property is located at 1236 Madison Creek Road and is owned by Robert B. Huffine, who also owns the adjoining property at 1234 Madison Creek Road (Parcel 113.02). Huffine has agreed to the subdivision of Parcel 113.

Plans were not received until the day of the meeting and staff had not reviewed. Front setback lines were looked at, and it was determined there was no set lot pattern in that area which would be adversely affected by this building site. There were a few minor changes to make on the plat:

- 1) Show monuments.
- 2) Reference deed, map and parcel number, etc.
- 3) Tie in with a street.
- 4) Add a note regarding flooding: "any living quarters will be 1 or 2 feet above the lowest point on the front."

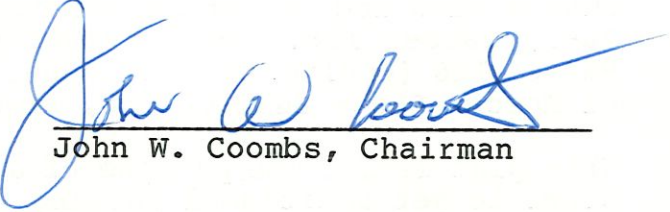
On a motion by Driver, seconded by Long, the request for approval of the DeLoach Estates Subdivision was approved subject to the changes noted and approval of the City Planner and City Engineer.

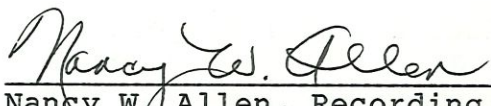
Item #8 (#10-91), consider the request of Allen Crawford, Crawford Land Surveying, for an amendment to the plat of Lots 313 and 314 (Davidson County Tax Map 26-3, Parcels 11 and 12) of Phase 2, Section 3, of Windsor Green PUD, as recorded in Book 6900, Page 845. There is a 20' storm drainage easement which is 10' in width along the common side property line of each lot. The drainage pipe does not lie in the center of the easement. This request is to shift the storm drainage easement 2-1/2' onto Lot 314, which will reduce the easement on Lot 313 from 10' to 7-1/2'. This will better facilitate maintenance of the drain pipe as well as house construction on Lot 313. Public Works sees no problem with the adjustment. On a motion by Garrett, seconded by Hitt, approval of the amendment was granted subject to approval of the City Engineer. Terry was given authorization to sign.

Note to the sign ordinance amendment committee (Garrett, Ponder, and Bobbie Wilson): the next work session was changed from April 15 to April 16, 1 to 5 PM.

Terry advised the Board that there is legislation in the General Assembly to re-introduce an amendment to the law to allow blasting septic tank field lines in bedrock (Sumner & Wilson Counties only). He said Hendersonville has passed a resolution requesting that Sumner County be removed from this bill. On a motion by Garrett, seconded by Driver, the Board voted to present a resolution to Representative Tim Garrett strongly opposing this bill. Wilson was asked to look into whether or not the City of Goodlettsville can ask to be exempt as well as Sumner County.

The meeting adjourned at 6:35 P.M.


John W. Coombs, Chairman


Nancy W. Allen, Recording Secretary

/nwa