

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: November 5, 1990
Time: 6:30 P.M.
Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>	
John Coombs	Grady McNeal	Wayne Best	Tommy Walker
Johnny Long		Anthony Orange	Owen Sanders
Sonny Ponder		Haskel Wilson	Carl Cassetty
Billy Hitt		Jerry Fentress	Mike Suggs
Jim Driver		Sharon Fentress	Joe Hensley
Charles Moore		Don Carver	Pete Ragan
Charlotte Morris		Charlie Lowe	Bill Terry
Jerry Garrett		Brad Forslund	David Wilson
			Nancy Allen

The meeting was called to order by Chairman Coombs; prayer was offered by Morris. Minutes of the October 1 meeting and October 8 special called meeting were approved as submitted.

Mayor Garrett was welcomed as the new liaison commissioner to the Planning Board. Garrett announced that he had appointed Bobbi Wilson to serve on the Board to complete Doyle Hasty's term which expires December 31, 1991.

Item 1 (#18-90), consider the request of Katherine B. Best for Final Subdivision Plat approval for Head-to-Toe, which combines Parcels 127 and 128, Davidson County Tax Map 26-5, into one parcel for construction of a beauty salon.

Terry showed slides of the property. The staff reviewed and the following minor additions to the plat need to be made:

1. Show acreage of tract.
2. Show water line size and location and distance to nearest fire hydrant.
3. Show size of driveway culvert.
4. Show distance and bearing from corner to nearest street intersection.
5. Show a lot number.

Also, Note 4 on the plat indicates that the sewer service will be from Hollywood Street in an easement across Parcel 113 to the north. However, no easement is shown in Parcel 113. This should be located.

These items were discussed with the surveyors and will be corrected on the final plat, with the exception of item 2. Madison Suburban Utility District is in the process of installing that line at this time. On a motion by Ponder, seconded by Moore, the Final Subdivision Plat of Head-to-Toe was unanimously approved.

Item 2 (#19-90), consider the request of Haskel H. Wilson for a setback amendment to the Final Plat of Lot 2 of the Resubdivision of Connell Estates, Section 4, Parcel 59, Davidson County Tax Map 18-7. This amendment reduces the setback line from Mathes Court from 70 feet to 60 feet, which still meets our requirement of a 30 foot setback. Staff recommended approval. On a motion by Long, seconded by Driver, the setback amendment was granted.

Item 3 (#20-90), consider the request of Charlie Lowe with Ragan-Smith-Murphy & Associates, for Final Subdivision approval of Section 4, Northcreek Commons, Davidson County Tax Map 26, Parcels 72 and 119, future site of the U. S. Post Office.

Staff reviewed and requested that the fire hydrant be moved to the end of the 8" water line. Also, another fire hydrant will be required on site at a location to be determined by the site plan. The requested changes have been made on a revised plat.

The Board also needs to authorize acceptance of a bond for the extension of Northcreek Boulevard, extension of the water line, sewer, and monuments, the amount of the bond to be determined by the City Engineer and Public Works.

Charlie Lowe said they would like to retain the fire hydrant where it is located on the plat. Terry said he would like to clear the location through the Assistant Fire Chief before he gives an okay.

Terry was also concerned about a drainage easement on the north boundary line with a 20' deep open ditch which is a hazard. Lowe said they are not in control of that property; Hardaway Construction is. Terry was asked to contact Hardaway about the possibility of correcting the situation.

Lowe asked for a minor addition to the plat. They would like to put an additional 10' drainage utility easement on the north boundary line. The City Engineer saw no problem with this.

On a motion by Driver, seconded by Ponder, the Final Plat of Northcreek Commons, Section 4, was approved and acceptance of a bond was authorized.

Item 4 (#14-90), consider the request of Tommy Walker for approval of Patton Branch Acres, a two-lot subdivision at the intersection of Madison Creek and Patton Branch Roads, Sumner County Tax Map 140, Parcel 108.

Terry presented slides. This second submittal is for a two-lot subdivision and increases the size of the lots to 1.98 and 1.8 acres, which is within .2 to .3 of an acre of the lot sizes of the other lots in the subdivision. Staff reviewed and some minor corrections are needed:

1. Reword Note 2 on flooding;
2. Show size of driveway culverts

3. Show a 30' dedication from the center line of Madison Creek Road rather than a 60' ROW.

The major issue now is the location of the house on Lot 1 in order to minimize the impact on the existing house on the adjoining lot. The opinion was expressed by several board members that the Reserve Parcel should stay as is; that subdividing it in any way would be detrimental to the existing homes, which were purchased years ago with the understanding that was a Reserve Parcel and would not be built upon. On a motion by Hitt, seconded by Morris, the request for a two-lot subdivision was rejected.

Item 5, consider the request of Brad Forslund with FDIC (Federal Deposit Insurance Corp.), Dallas, TX, for an additional one-year extension of the Mansker Hills Planned Unit Development plans (property known as the Jackson Farm), Sumner County Tax Map 142, Parcel 18.

The FDIC would like to have this plan extended for another year for marketing purposes. Brad Forslund, Account Officer with FDIC, advised they are going to exclusively list with a local major broker, and they are attempting to finance locally through FDIC.

The staff reviewed; there are two reasons an extension would be favorable to the City: 1) the existing plan shows the desired extension of Loretta Drive to Long Drive as a part of the plan; and 2) cancellation of the plan may jeopardize the current exemption of this project to the sewer moratorium.

On a motion by Hitt, seconded by Ponder, a one-year extension of the Master Plan for Mansker Hills PUD was granted.

Wilson asked Forslund to please provide us the name of the person we might contact should we be contacted by someone locally who might be interested in developing this property.

Item 6, consider the request of Carl Cassetty with Carl Cassetty Homes, Hendersonville, for a front setback amendment to Lot 12 of High Ridge Estates, Sumner County Tax Map 143-G, Parcel 35 (Mason Lane).

Terry showed slides of the existing foundation. This amendment would change the setback from 40' to 30'. The zoning district requires 30'. The footing was poured incorrectly and extends across the platted setback. The survey submitted needs to include a written plat amendment or be drawn as a final plat. It should also show the location of the minimum 30' setback line.

After closer examination, Terry said it appears that one point of the foundation might exceed the 30' requirement. If that is the case, this would have to go before the Board of Appeals for a variance. However, it is possible that the surveyor has given the wrong dimensions. A radial measurement is required. The City Engineer was asked to check to see if it does indeed meet our 30'

setback requirement. If it does, the Board could approve the amendment.

A motion was made by Garrett, seconded by Driver, that if this foundation falls within our 30' minimum setback requirement in a manner that is satisfactory to our City Planner and City Engineer, we allow the structure to stay as is and approve the amendment to the plat.

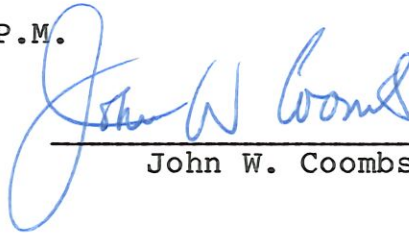
Following the published agenda, Terry presented two items:

1) Bob Evans has brought in the Site Improvement Plan for their restaurant, which they plan to start before the end of the year. This is comprised of Lots 3 and 4 on the Resubdivision of Lots 1 and 2 of Section 12 of Northgate Park (intersection of South Cartwright Street and Long Hollow Pike, in front of Budgetel Inn). The Site Plan was approved 1/8/90. This does not have to come back before the Board and no action is required. (File 9.1 (#1-90))

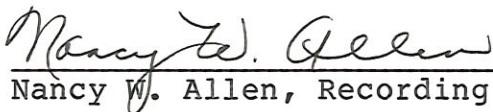
2) Zoning Law Affecting the City - Lawsuit on Mobile Homes. Terry advised that, under the ruling of the Court of Appeals, we are no longer able to deny a permit for double-wide mobile homes anywhere in the City. Correspondence to and from City Attorney Joe Haynes was distributed for study. Terry was asked to obtain a legal opinion as to whether this applies to commercial zoning as well as residential. Our zoning ordinance will have to be amended to comply with this new ruling. A work session will be called after Haynes is contacted for a time when he will be able to attend.

Long advised that a work session with the City Planner has been set to study the pending ordinance (No. 90-424) to amend the Sign Ordinance. At the recommendation of the Planning Board, this ordinance was presented for First Reading at the City Commission on 3/15/90, but deferred at the request of Long until details could be studied at a work session. On May 7, 1990, the Board again requested that the Commission consider the ordinance at the first meeting in June, but Long again asked that it be deferred and was not put on the agenda. Long apologized for the delay.

The meeting adjourned at 7:50 P.M.



John W. Coombs, Chairman



Nancy W. Allen, Recording Secretary

/nwa