

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

July 2, 2007

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Jim Hitt, Scott Trew, Grady McNeal, Bubba Willis, William Carter, Carol Crews, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Bennie Lane, Thomas Miller, Rocky Montoya, Allen Ramsey, Bobby Goad and others.

The meeting was called to order by Jim Galbreath. Prayer was offered by John Coombs.

Item #1 Motion by Driver to approve the minutes of the June 4, 2007 Goodlettsville Planning and Zoning Board stand approved as written. Motion seconded by Willis. Motion passed unanimously, 9-0.

Item #2 (9.1 #20-07) Consider the request of Thomas Miller, 463 Moncrief Avenue, Goodlettsville, TN for approval of an Application for Zoning Amendment for 463 Moncrief Avenue, Davidson County Tax Map 25-3, Parcel 7 to rezone the property from Residential R25 to Residential R15.

Staff reviewed. Gregory reported this request is to change residential zoning on a triangular shaped property on Moncrief Avenue from R-25 Low Density Residential District (25,000 square foot single family lot minimum) to R-15 Medium Density Residential District (15,000 square foot single family lot minimum). This property adjoins the R-15 zoning district boundary to the north. While the R-25 district is limited to single family dwellings, the R-15 district permits two family dwelling. This property adjoins the R-15 zoning district boundary to the north. While this might ordinarily be considered a reasonable extension of a district boundary, the prevailing lots surrounding the applicant's property range from slightly less than 27,000 square feet to over an acre. A change to allow smaller lots would appear to be out of character with the area and no compelling justification to support this requested change in zoning.

Thomas Miller stated that he believes his parcel is large enough to rezone the property to provide two additional buildable lots in the R-15 zoning district. Driver stipulated the Planning Board has previously established a policy that the resubdivision will not occur if the lot(s) are not comparable to the established zoning districts. A public hearing was held and this is a standard policy regarding rezoning and approval of the request would violate this policy. One reason this policy was established is, prior to installation of sewer lines in the city, a large portion of Goodlettsville contained a minimum of one acres lots. After the installation of the sewer system, many residents wanted to subdivide one acre tracts into two tracts. The board considered the importance of the preservation of the established neighborhood and adopted the policy to use the criteria to resubdivide lots comparable to the established zoning district. Gregory stated that staff will research this adoption of the policy and recreate the record. Miller asked if two lots would be permissible in the zoning district instead of the three lots he is currently asking. Gregory responded that establishing two lots would depend on the size of the lots and the lots meeting the criteria set forth by the standard policy noted by Mr. Driver. Gregory agreed to work with the applicant to determine if a two-lot resubdivision is appropriate. Galbreath asked Gregory whether there would be a problem if the resubdivision of the parcel into two individual lots meets the requirements of the Goodlettsville Zoning Ordinance R-25 zoning district regulations. Gregory reiterated that approval depends on the size of the properties. Galbreath asked if Mr. Miller would prefer to defer his request until which time Mr. Gregory can assist in finding additional information regarding the two lot subdivision. Mr. Miller requested the matter be deferred.

Motion by Willis to defer action on the request to allow staff to determine if R-25 Residential zoning requirements can be met to resubdivide the stated property into two lots. Motion seconded by Driver. Motion passed unanimously, 9-0.

Item #3 (9.1 #18-07) Consider the request of R. L. Montoya Land Surveying, Inc., P.O. Box 471, Goodlettsville, TN for approval of an Amended Final Plat for Dupont City Subdivision, Davidson County Tax Map 19-13, Parcel 108, Lot 2.

Staff reviewed. Gregory reported this request is for consolidation of Lots 23 thru 28 of the Dupont City Subdivision. A small triangular portion of the property was formerly an alleyway closed as referenced by

Ordinance #73-150 and later abandoned by the city in 1993 to the property owner who appropriately recorded the consolidation deed.

Motion by Trew for approval for the Amended Final Plat for Dupont City Subdivision, Davidson County Tax Map 19-13, Parcel 108, Lot 2. Motion seconded by Willis. Motion approved unanimously, 9-0.

Item #4 (9.1 #22-07) Consider the request of Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN for approval of an Amended Final Plat for Aztex Energy Company Subdivision, Davidson County Tax Map 19-13, Parcel 108, Lot 2.

Staff reviewed. Gregory reported this is a proposal to create another building lot from an existing parcel lying between North Cartwright and East Cedar Street. An existing business (Xpress Lube) occupies a portion of this 1.2 acre property, leaving the bulk of the lot undeveloped for many years. The Commercial Services zoning district has a requirement of 125 feet minimum lot width at the street line. This property has 198.85 feet of street frontage on North Cartwright Street with 111.82 feet of the total street frontage obligated, by lease, to Lot 3 - Xpress Lube. This creates a lot width of only 87 feet at the street line with a roughly 100 feet width at the building line for the proposed Lot 2. There is logically a need for a variance to the lot width street line for Lot 2 and Lot 3 in order to utilize the remaining portion of the commercial property. There is no other recourse to expand the property due to development completely surrounding the proposed lot. All technical issues have been addressed with the exception of determining the location of the water line on East Cedar Street which the project engineer is currently addressing. Gregory noted that before a building permit can be issued for the lot, the property owner will need to apply for a hearing by the Goodlettsville Board of Zoning Appeals to consider a zoning ordinance variance to the 125 minimum lot street line width.

Motion by Willis for conditional approval of an Amended Final Plat for Aztex Energy Company Subdivision, Davidson County Tax Map 19-13, Parcel 108, Lot 2 based on identification by the engineer and approval by staff of the location of the water line on East Cedar Street and approval by the Goodlettsville Board of Zoning Appeals of a variance to the 125 feet minimum lot width at the street line for Lot 2 and Lot 3 prior to obtaining a building permit. Motion seconded by Trew. Motion passed unanimously, 9-0.

Commission Comments:

Coombs reported the City's Economic Development Director position has been narrowed down to two candidates and an offer of employment is expected very soon. Jim Thomas, upon the request by John Coombs, explained the reason for the City's financial investment in Forward Sumner for the past three years. The focus of the organization is to act as a clearing house for potential developers with data relating to geography, demographics, politics, education, business variables within the county, etc. Forward Sumner represents and supports all municipalities and the county government within Sumner County.

Thomas distributed a copy of the letter written to the property owner of Goodlettsville Plaza addressing concerns the Planning Board members discussed at the June 4, 2007 meeting:



July 2, 2007

Ched Cooke
Cooke and Grace Properties
3309 Fairmont Drive
Nashville, TN 37203

Dear Mr. Cooke:

At a recent meeting of the Goodlettsville Planning Commission, discussion was held by its members about the general condition of property owned by you known as the Goodlettsville Plaza. At its direction, we write you today to alert you to the concerns of the commission.

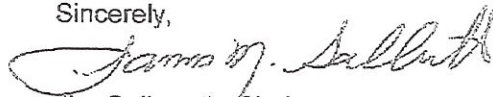
Specific concerns were recorded regarding the deteriorated structural condition of parts of buildings on the property, deterioration of the parking areas and driving lanes and numerous accumulations of trash and debris on all parts of the property.

A review of the City's codes enforcement file on the property reveals several notices of violations of the municipal code. In general, those notices cite conditions very similar to the ones cited by the members of the planning commission.

The City is very aggressively recruiting new retail businesses and your property is one that is typically visited by those prospects during visits to the City. Regrettably, the appearance of the property causes some of those visitors to react negatively against the site. Combining those reactions with frequent receipt of complaints from nearby residential, commercial and educational neighbors of the property causes us to certainly understand the concern that the members of the planning commission and others have.

We welcome any comments you may offer in response to this letter and invite you to address the planning commission relative to its concerns.

Sincerely,


Jim Galbreath, Chairman
Goodlettsville Planning Commission


Jim Thomas
City Manager

Meeting adjourned at 5:25 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary