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GOODLETTSVILLE PLANNING & ZONING BOARD

August 1, 2005

5:00 PM

Goodlettsville City Hall

Present: Jim Galbreath, John Coombs, Jerry Garrett, Scott Trew, Jim Hitt, Grady McNeal, Margaret Wall, John Finch, Carol Crews

Absent: Jim Driver

Also Present: Jim Thomas, Rick Gregory, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Allen Ramsey, Steve Powers, Brock Rust, Pete Prater, Mark Baker, Mike Chappell, Dan Strabble, Rick Fussell, Louis Shassian, Bruce Nelson, Bob Pierce, John & Nancy Edmondson, Sandra Lewis and others

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

Item #1 Approve the minutes of the July 11, 2005 Goodlettsville Planning and Zoning Board meetings. Galbreath declared the minutes of the July 11, 2005 Goodlettsville Planning Board meeting stand approved as written.

Item #2 Consideration of annexation rezoning of two properties, Sumner County Tax Map 143, Parcel 22.02 and Parcel 22.03, affected by Planning Commission action taken at the July 11, 2005 Planning Board meeting regarding annexation of part of Parcel 22.

Staff reviewed. Gregory indicated that this discussion is for clarification purposes regarding a recommendation for annexation of properties outside the corporate city limits at last month's meeting. A portion of the property was recommended for annexation (approximately 41.4 acres) as LDRPUD zoning. The other property owners did not request the LDRPUD rezoning district. The recommendation to the City Commission included all three properties to be rezoned to LDRPUD. Staff is asking for affirmation of the recommendation. Garrett responded that the affected property owners have been invited to attend the August 11, 2005 City Commission meeting at which time they will have the opportunity to voice their opinion regarding the rezoning amendment. No action was taken by the board.

Item #3 (9.1 #13-05) Consider the request of R.L. Montoya Land Surveying, P.O. Box 471, Goodlettsville, TN for approval of an amended Final Plat for Prater Subdivision, Lot 2, Jackson Street, Davidson County Tax Map 19-13, Parcel (00).

Staff reviewed. Gregory reported this proposal creates two building lots from one existing parcel. They are legally non-conforming lots. Some minor technical issues remain and can be addressed by staff. This amended final plat meets zoning requirements.

Motion by Coombs for conditional approval of an amended Final Plat for Prater Subdivision, Lot 2, Jackson Street, Davidson County Tax Map 19-13, Parcel (00) based on correction of minor technical issues and final review and approval by staff. Motion seconded by Garrett. Motion approved unanimously.

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Garrett recommended that staff determine a date for a workshop meeting and notify the board members of said date.

Non-agenda items:

The board decided that future plan submissions would require full size plans for staff and half size plans for the board. Finch requested that staff continue to work on revisions of definable standards for plan submission checklists.

Meeting adjourned.



Jim Galbreath, Chairman



Vicky Ignatz, Recording Secretary