

MINUTES OF REGULAR MEETING GOODLETTSVILLE PLANNING & ZONING BOARD

June 3, 2002

5:00 PM

Massie Chambers

Present: John Cannon, Jim Galbreath, Jim Driver, Gary Manning, Scott Trew, Margaret Wall, Grady McNeal, Susan Williams

Absent: Jim Hitt, John Coombs

Also Present: Bill Terry, Jim Thomas, Bennie Lane, Vicky Ignatz, William Brummett

The meeting was called to order by John Cannon. Prayer was offered by Jim Driver.

Item #1 The minutes of the May 6, 2002 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #7-02) Consider the request of W.C. Brummett, Gibson Fiberglass Products, 308 Church Street, for a zoning amendment changing five (5) lots on Connell Street from Commercial Services Limited (CSL) to Industrial Restrictive (IR), Davidson County Tax Map 19-13, Parcels 20, 21, 22, 23 and 25.

Staff reviewed. Terry reported that Gibson Fiberglass Products is located on property fronting on Church Street which is zoned Industrial Restrictive (IR). The five lots fronting on Connell Street, owned by William Brummett, Gibson Fiberglass Products, are zoned Commercial Services Limited (CSL). Currently one of the lots has a building utilized to manufacture cabinets for houseboats and the remaining four lots are vacant. Mr. Brummett is requesting that the five lots be rezoned Industrial Restrictive to permit single zoning of the property.

The zoning district lines were taken from the pre-1989 zoning map and adapted to the zoning ordinance. The land use mixture is a result of the early zoning practice of rezoning predominantly residential property to other classifications such as commercial and industrial. Therefore, due to no design and screening controls at that time, residential uses are interspersed with industrial and commercial. Another factor that contributes to the incompatible mixture of uses in this area is the fact that the zoning districts and locations are not suitable for the intended uses. The impact of the zoning change will permit industrial buildings to be built closer to small, neat, well-maintained homes fronting on Connell Street across from the requested zoning.

The land use plan designates this property for commercial development; however, the feasibility of this area developing commercially is minimal due to the location. The homes across the street are not good commercial locations either and will likely continue as residential use. While the industry that is located in the area is not necessarily compatible with residential use, the Board should consider how to improve the current situation.

The matter is complicated somewhat by the fact that an addition lot under separate ownership, Parcel 24, is surrounded by the tract being considered for rezoning. If the Board recommends rezoning of the six lots, the other landowner would need to be informed regarding the rezoning request. A notice of the date of the City Commission's meeting for the public hearing on the rezoning request would need to be sent to the property owners and adjoining property owners.

William Brummett, Gibson Fiberglass Products, stated that he only recently become aware of the split zoning of the property. The request for rezoning is to bring all his property under one zoning district and establish compatibility.

Driver determined that if the property is rezoned and industrially developed, landscape screening would be required as a buffer between the residential and industrial areas. Cannon questioned the type of development plans Mr. Brummett has for the site. Brummett explained that future development of the property include a metal building to service and/or refurbish boats manufactured by Gibson Fiberglass Products. McNeal agreed that a landscape screen would provide a needed buffer between the industrial and residential areas and improve the overall area. Brummett declared that the residents had viewed the metal buildings for twenty years and that the addition of a metal building would visually improve the area based on the current condition of the vacant lots. He stated that the topography is not compatible for landscaping and that he would not install any landscaping on the property.

Manning clarified the Board's responsibility during the approval process of any future site plan for this property. He stipulated that Mr. Brummett, owner/developer, will be required to meet all requirements, including the landscaping ordinance the city has in place for industrial sites. Terry added that, as part of the site plan, a landscape plan is required and will need to meet front, side and parking lot landscaping requirements. Mr. Brummett stated that landscaping will be a waste on this site due to limited visibility due to the raised roadway running between his property and the residential area. Therefore, if the city has landscaping requirements in place for an industrial site, he will not utilize the property for a service building.

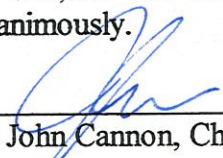
Motion by Trew to recommend to the City Commission to consider a zoning amendment changing six lots on Connell Street from Commercial Services Limited (CSL) to Industrial Restrictive (IR), Davidson County Tax Map 19-13, Parcels 20, 21, 22, 23, 24 and 25. Motion seconded by Williams. Motion passed unanimously.

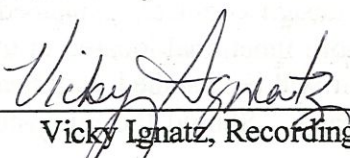
Non-agenda item:

Consider the request of the Goodlettsville Planning Department for approval of a one-year extension of Letter of Credit NSH-P400121 in the amount of \$38,280 for Woodwyn Hills, Section IV and Letter of Credit L012895 in the amount of \$46,000 for American Home Design.

Staff reviewed. These two letters of credit are due to expire June, 2002. Both financial documents need to be extended although one of them, American Home Designs, will likely be released prior to its next expiration date. Public Works has recommended extension of both letters of credit.

Motion by Driver for approval of a one-year extension of Letter of Credit NSH-P400121 in the amount of \$38, 280 for Woodwyn Hills, Section IV and Letter of Credit L012895 in the amount of \$46,000 for American Home Design. Motion seconded by McNeal. Motion passed unanimously.


John Cannon, Chairperson


Vicky Ignatz, Recording Secretary