MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 4, 2002 5:00 PM Massie Chambers

Present: John Cannon, Jim Galbreath, Jim Driver, Gary Manning, Scott Trew, Margaret Wall, Jim Hitt, Grady McNeal
Absent: John Coombs, Susan Williams
Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Vicky Ignatz, Roger Fuqua, Steve Brown, Jon Meadows, Rob Beincarra and others

The meeting was called to order by John Cannon. Prayer was offered by Gary Manning.

Item #1 Approve the minutes of the February 4, 2002 Planning and Zoning Board meeting.

Galbreath asked for the minutes to reflect corrections to items 3 and 4. The motion for each item should reflect voting as 8-1. The minutes of the February 4, 2002 Planning and Zoning Board meeting stand approved as corrected.

Item #2 (9.1 #9Z-94) Consider the request of the Goodlettsville Planning Department for a one-year extension of the $35,000 Letter of Credit for Woodwyn Hills, Section III.

Staff reviewed. Terry reported the City is currently holding the Letter of Credit # F400360 in the amount of $35,000 for Woodwyn Hills, Section III which is due to expire in April, 2002. Terry deferred to Jack Tompkins, City Engineer, for a recommendation for renewal. Tompkins recommended the $35,000 letter of credit be renewed for a one-year period. Construction traffic continues to use this section of road for ingress/egress; therefore, future road repair is anticipated.

Motion by Driver to extend Letter of Credit #F400360 in the amount of $35,000 for Woodwyn Hills, Section III for a period of one year. Motion seconded by Hitt. Motion passed 8-0.

Non-agenda item: Consider approval of the reduction of Letter of Credit #39403-01 in the amount of $99,000 for improvements to Northcreek Blvd. which is due to expire in March, 2002.

Staff reviewed. Terry reported that one of the improvements to Northcreek Blvd. is a traffic signal to be located at Conference Drive at Northcreek Blvd. Due to the current construction of Conference Drive, Terry recommended the developer submit a cashier's check for the agreed upon amount of $50,000 for the traffic signal. The developer delivered the check to the City on 3/4/02. Staff recommends a Letter of Credit in the amount of $49,000 be renewed for a one-year period to secure the remaining improvements for Northcreek Blvd.

Motion by Hitt to reduce the Letter of Credit #39403-01 by the amount of $50,000 and extend the Letter of Credit for the remaining $49,000 for a period of one-year. Motion seconded by McNeal. Motion passed 8-0.

Item #3 (9.1 #6-02) Consider the request of James and Jane Watt for approval of a zoning amendment changing the zoning classification of two lots on Springfield Highway from R-40 to CPUDL, Sumner County Tax Map 141, Parcels 7.04 and 6.01.

Item deferred due to no representation by the applicant.

Item #4 (9.1 #1-97A) Consider the request of Steve Brown, Barge Waggoner Sumner Cannon, for approval of the revised final plat for resubdivision of Lots 1, 2 and 3 for The Estates at Twelve Stones, Sumner County Tax Map 143, Parcel 81.

Staff reviewed. Terry reported the owner/developer would like to replat and combine Lots 1, 2 and 3 that are located on the curve of the turnaround on Bella Vista Drive.

Motion by Hitt for approval of the revised final plat for resubdivision of Lots 1, 2 and 3 for The Estates at Twelve Stones, Sumner County Tax Map 143, Parcel 81. Motion seconded by Wall. Motion passed 8-0.

Item #5 (9.1 #1-97A) Consider the request of Steve Brown, Barge Waggoner Sumner Cannon, for approval of the revised final plat for resubdivision of Lots 12, 13 and 14 for The Estates at Twelve Stones, Sumner County Tax Map 143, Parcel 81.

Staff reviewed. Terry reported the owner/developer would like to replat, combine and redesign Lots 12, 13 and 14 which front on Willis Branch Road with an access from a private drive at the rear of the lots.

Motion by Hitt for approval of the revised final plat for resubdivision of Lots 12, 13 and 14 for The Estates at Twelve Stones, Sumner County Tax Map 143, Parcel 81. Motion seconded by Wall. Motion passed 8-0.

Item #6 (9.71) Consider the request of Roger Fuqua, Ragan-Smith-Associates, Inc., for approval of the revised final plat for resubdivision of Lot 14, Section 10, Northcreek Commons, Davidson County Tax Map 26, Parcel 157.

Staff reviewed. Terry reported that Lot 14 is an approved lot and a site plan for a multi-use office building has been approved. Since the approval process, it has been discovered that the site plan's lot line did not coincide with the recorded lot line. Therefore, this plat amends the recorded plat to indicate the actual land in the lot. This amendment does not alter the approved site plan for this lot.

Motion by Manning to approve the revised final plat for resubdivision of Lot 14, Section 10, Northcreek Commons, Davidson County Tax Map 26, 157. Motion seconded by Driver. Motion passed 8-0.

Item #7 (10.31) Consider the request of Jon Meadows, International, LTD, for approval of the revised site plan of IBP for a parking addition, Davidson County Tax Map 19-D, Parcel 18.

Staff review. Terry reported that the site plan submitted for a parking lot addition will provide 500 spaces on the property. In addition, staff requested the firm to address the situation regarding trucks mistakenly entering North Cartwright Street and having difficulty turning around to exist the area. The revised site plan provides a solution to this problem by providing a turnaround access in the parking area. All zoning requirements have been met. Jon Meadows, International, LTD, stated the on-site turnaround access will be monitored by security at the front gate entrance.

Motion by Wall to approve the revised site plan for IBP to permit a parking lot addition, Davidson County Tax Map 19-D, Parcel 18. Motion seconded by Galbreath. Motion passed 8-0.

Item #8 (9.1 #1-02) Consider the request of Brenda Solomito, ETI, Corp., for approval of the revised final plat for the Main Street Commercial Subdivision, CPUD, Davidson County Tax Map 26, Parcels 1 and 2.

Staff reviewed. Terry reported this plat creates the site on which the Walgreens site plan was approved last month. This plat combines the existing two lots into one lot. It appears that all the details of the abandonment of Two Mile Pike have been worked out between the developer and Union Planters Bank. The Commission needs to vote on the final reading of the Ordinance for Abandonment of a portion of Two Mile Pike.

Due to the late submittal of the final plat, Ragan-Smith-Assoc., Inc. will need to review the technical details. The plat needs to reflect a Cross-Use Easement Agreement for ingress/egress from Long Hollow Pike by Union Planters Bank and Walgreens. Also, the actual line of the abandonment on the Final Plat and the Abandonment Plat need to be reviewed and be identical on both plats. All documents need to be reviewed by staff and the City Attorney.

Motion for conditional approval by Driver based on the correction of technical details, review and final approval by staff and the City Attorney. Motion seconded by Trew. Motion passed 8-0.

Trew requested an update on the status of the revision to the ordinance regarding temporary use permits. He shared his concern with this type use, specifically with the continued use of the property at Long Hollow Pike and Caldwell Road. Terry responded that he is continuing to research this topic. The current ordinance permits temporary use with standards established by the Goodlettsville Board of Appeals. Stricter standards can be adopted or temporary use permits can be eliminated completely. However, action to eliminate this type use could result in a lawsuit. Terry stated that he would continue to work of the revision to the ordinance. Terry informed the Board that he advised Roger Loyd, owner of the Long Hollow Pk./Caldwell Rd. property, that the multiple leases were bordering on permanent temporary use of the property and the situation would need to be carefully reviewed. Loyd stated that he would like to continue leasing the property. The property will be placed on the market for sale due to the interest of a potential buyer.

John Cannon, Chairperson

Vicky Ignatz, Recording Secretary