MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 5, 2000 5:00 PM Massie Chambers

Present: John Cannon, Scott Trew, Margaret Wall, Grady McNeal, Jim Driver,
Absent: Jim Hitt, Susan Williams, John Coombs, Mary Ann Gourley, Jim Galbreath
Also Present: Bill Terry, Charlie Lowe, Jack Tompkins, Jim Thomas, Jared Gray, Wayne Meadows

Prayer was offered by Grady McNeal. The minutes of the May 1, 2000 Goodlettsville Planning and Zoning Board stand approved as written.

Item #1 (9.1 #1.98) Consider request of L. Steven Bridges, Jr., Land Surveying and Consulting, to approve the final master plan and final plat for The Hill Place HDRPUD, Old Brick Church Pike, Davidson Co. Tax Map 18-16, Parcel 114.

Staff reviewed. Item deferred by staff.

Item #2 (9.71) Consider request of Jared Gray, Ragan-Smith Associates, to release the bond amount of $30,000 for the Northcreek Boulevard/Conference Drive Sanitary Sewer extension project.

Staff reviewed. Terry stated when Phase I of this project was approved, a sewer line had to be installed to provide sewer service. A $30,000 letter of credit was submitted. The sewer line is complete, therefore, a release of the letter of credit has been requested. Public Works Department has noted that there were problems with installation and completion of the line and corrective measures had to be taken after completion. Now Phase II of the project is under way and further work is being done on the line. The City Engineer would like to keep a bond in place for potential future maintenance.

Motion by Wall to authorize the City Engineer to set an amount for a cash bond for future public improvements of Phase II of the Northcreek Boulevard/Conference Drive Sanitary sewer extension project and, upon receipt of the cash bond, release the $30,000 letter of credit bond. Motion seconded by McNeal. Motion passed unanimously.

Item #3 Consider request of Jason Kilgore, Ragan-Smith & Associates, to reduce the bond amount from $104,500 to $18,641 for Woodwyn Hills, Section IV.

Staff reviewed. Terry stated the developer has requested a reduction from $104,500 to $18,641. The City Engineer has recommended a reduction of the bond amount to $38,280.

Motion by Wall to reduce the bond for Woodwyn Hills, Section IV from $104,500 to $38,280. Motion seconded by McNeal. Motion passed unanimously.

Item #4 Consider renewal of a $18,000 certificate of deposit for The Wynlands, Phase I and renewal of a $22,600 certificate of deposit for The Wynlands, Phase II.

Staff reviewed. Item deferred by staff.

<u>Item #5</u> Discussion of the zoning amendment to provide development standards for commercial properties.

Cannon and Driver requested Commercial Services (CS) zoning district be included in the application of the development standards. McNeal suggested that any existing building suffering property damage reaching 40% of the total of the building shall rebuild according to the new development standards. The Board directed the Planning Director to incorporate these requirements into the development standards.

Motion by Wall to submit the Development Standards in Commercial and Commercial Planned Unit Development Districts to the City Commission for approval of the zoning amendment. Motion seconded by McNeal. Motion passed unanimously.

<u>Non-agenda item</u>:

Jim Thomas requested an update on status of Northcreek Plaza. Terry stated a re-inspection of the property was conducted upon the request of Mr. Uselton. The issues regarding handicapped parking spaces and ramps, grading of drainage ditch and landscape requirements had been fully addressed. After completion of the inspection, Mr. Uselton requested the release of the letter of credit for $14,275. The Board agreed that Mr. Uselton would need to make his request at the next Board meeting.

The meeting adjourned at 5: 52 PM.

John Cannon, Chairperson

Vicky Ignatz

Vicky Ignatz, Recording Secretary