

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 4, 1998

5:00 PM

Massie Chambers

Present:

Jim Galbreath	John Cannon
Pat Lydon	Margaret Wall
Jim Hitt	Mary Ann Gourley
Jim Thomas	Susan Williams
John Coombs	

Absent:

Gary Webster

Also Present:

Bill Terry	Phil Martin
David Wilson	George Phillips
Jack Tompkins	J. F. Schappa
Claudia Davis	Lisa Dupree
Charlie Lowe	Jimmie D. Anderson
George Furlong	David Dial

The meeting was called to order by John Coombs, Chairman. Prayer was offered by Jim Galbreath. Minutes of the April 13, 1998 meeting were adopted as submitted. Bill Terry indicated Items #1, #3, #5, and #6 have been deferred.

Item #2 (9.1 #16-97) to consider request of Metro Baptist Church to rezone from IR to Commercial, property at 322 East Cedar Street, Davidson Co. Tax Map 19-13, Parcel 97. Staff reviewed. Bill Terry indicated this item was deferred last month so that the adjoining property owner, Roy Flowers, could be consulted to determine if he would be agreeable to also rezone his property. Mr. Flowers has reservations about rezoning his lot. Terry indicated an alternative to rezoning this property would be to grant a conditional use permit. The board would have to recommend to the Commission that churches be added to the IR zoning as a use permitted by granting a conditional use permit from the Board of Zoning Appeals.

John Coombs questioned what other properties in the City are zoned IR. Bill Terry indicated the Anchor Wire site and a couple of adjoining lots are IR and the other industrial sites in the city are zoned IG. Phil Martin, Pastor of Metro Baptist, and George Phillips, Exec. Administrator, indicated the conditional use permit approach would be acceptable to Metro Baptist.

John Cannon made a motion to recommend to the Commission to amend the zoning ordinance so that churches would be allowed in IR zone districts with a conditional use permit granted by the Board of Zoning Appeals. Jim Thomas seconded the motion and the board unanimously approved.

Item #4 (9.1 #9-88) to consider request of Lisa Dupree, Emerald Cove Homeowner's Association, to reconsider issues regarding common space.

Staff reviewed. Bill Terry noted in a previous request, the homeowner's association asked for approval to replat the portion of the common space that adjoins a number of the lots in this development. The board directed the association to obtain the agreement of the effected property owners that they would in fact purchase the property in order to proceed with the request. The association has secured the signatures of the twelve homeowner's involved, however, the document they have signed states that it is not a legally binding agreement.

John Cannon expressed they should have their attorney draft an agreement contingent on the board's approval, so that the homeowner's would be bound to follow through with the process. Representatives present agreed to provide such documents signed by the twelve homeowners.

Item #7 (9.1 #5-98) to consider request of Joseph F. Schappa, Jr. to amend the preliminary plan and for approval of a final master plan for State Auto Insurance, Davidson County Tax map 26A, Parcel 113.

Staff reviewed. Bill Terry indicated this plan was deferred last month due to corrections not being submitted in time for an adequate review. A revised plan has been resubmitted and reviewed by the staff. There are additional corrections needed, listed below for the record:

- add two additional parking spaces;
- include the erosion control plan;
- on sheet C-2.0: change the note that indicates field evaluation of the slope to state that the city engineer shall review and approve any geotechnical analysis prior to any work proceeding; add a note relative to maintenance of the detention pond in the event of future subdivision; and specify that the detention pond shall be constructed and functioning prior to any massive cover removal on the site;
- the dedication of the water line easement should be to the Madison Utility District;
- change note relative to boring under the street rather than cutting it;
- several landscaping details need to be worked out.

John Cannon inquired if State Auto purchased this entire area. Bill Terry noted they purchased all these tracts but only plan to develop Tract 1 at this time for their office facility. Cannon expressed concern about traffic on Windsor Green Boulevard. Bill Terry noted there was no traffic study done on the preliminary plan. The traffic issues were addressed with the approval of the preliminary plan process. TDOT is taking into account all the curb cuts that are planned for the original Conference Drive development with the proposed widening which should take place in the next two years. Also, Windsor Green Boulevard has enough pavement to allow two lanes in and out. Schappa noted the traffic into this complex will be coming in while the residential traffic will be going out and vice versa in the afternoon. Their hours will be 8:00 a.m. to 4:15 p.m. with approximately 100 employees.

Jim Galbreath questioned what changes to the preliminary plan are proposed. Bill Terry noted the original plan did not have a driveway between lots 1 & 2 and it showed general retail use on the site which would generate greater traffic problems than the office use. George Furlong added their business is conducted by phone and fax with very few claims handled in person.

Charlie Lowe indicated the traffic signals on Conference Drive at Northcreek, Northchase and Windsor Green provide appropriate spacing. An additional signal between 1 & 2 would be too close to the signal at Windsor Green. J. Schappa distributed a color rendering of the building they propose.

Pat Lydon made a motion to approve the amendment to the preliminary plan. Susan Williams seconded the motion and the board unanimously approved. Jim Hitt made a motion to approve the final master plan, conditional on the recommendations made by staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

The meeting was adjourned at 5:45 p.m.

Claudia Davis

Claudia Davis, Recording Secretary

John Coombs
John Coombs, Chairman