MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 13, 1998 5:00 PM Massie Chambers

Present:		Also Present:		
Jim Galbreath	John Cannon	Bill Terry	Phil Martin	Hal Clark
Pat Lydon	Margaret Wall	David Wilson	George Phillips	Terry Simmons
Jim Hitt	Mary Ann Gourley	Jack Tompkins	J. Schappa	Jon Hastings
Jim Thomas	Susan Williams	Claudia Davis	George Welch	April Ingram
John Coombs	Gary Webster	Charlie Lowe	Wayne Meadows	George Furlong

The meeting was called to order by John Coombs, Chairman. Prayer was offered by Jim Galbreath. Minutes of the March 2, 1998 meeting were adopted as submitted.

Bill Terry indicated Item #6 for a proposed Car Wash on 31W had been deferred at the petitioner's request. He added that Item #8 and #9 are related to #2 and #3 and suggested these items be heard together. Also, there is a non-agenda item regarding a bond for Long Hollow Place which he would like the board to consider.

Item #1 (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 property was recently subdivided into two parcels and Metro Baptist Church has purchased Lot 1 and would like to build a new church on the property. The property is zoned IR which does not permit a church. He recommended that both Lots 1 and 2 be considered in the rezone request to avoid having two different zoning classifications. He suggested Commercial General zoning would be the most appropriate classification as it would allow some light industrial uses similar to the IR zone as well as many commercial uses.

Phil Martin, Pastor of Metro Baptist, and George Phillips, Exec. Administrator, indicated they propose to construct a new church with a capacity of 750. A future balcony would increase their seating to 1,200. The initial building would have a basement for Sunday School space. He added that the Church purchased this property for $325,000, that it was not donated. Roy Flowers owns Lot 2 and has indicated he has no interest in rezoning that parcel from IR.

Bill Terry indicated this property is in the flood plain and basement elevations of any occupied floors would have to be above the flood plain. John Coombs indicated rezoning Lot 1 without also rezoning Lot 2 would constitute spot zoning. Jim Galbreath inquired where adequate parking would be provided on this site, if the church has an option to purchase any of the adjoining property, and if the church had considered where they would be able to have any future expansion. Martin indicated on a plat where they would provide parking. He added they do not have any options on additional property but that there is six acres to the rear of the parcel that would accommodate future expansion.

Jack Tompkins inquired if the church is aware of their obligation to maintain the flood relief channel. David Wilson also inquired if they are fully aware of what all is involved in that maintenance. Phil Martin indicated they believe they are well informed on that obligation.

John Coombs suggested that the board could recommend that the Commission rezone both lots to CG. This would avoid spot zoning and if Mr. Flowers, the owner of Lot 2, objects to the rezoning, he can address the Commission at that time. David Wilson suggested if this matter is not urgent, that it might be best to defer the item and contact Mr. Flowers regarding Lot 2. Bill Terry added if the rezone is recommended and the Commission decided to rezone only one lot, then the item would have to come back to the Planning Board. Martin and Phillips agreed that the three weeks delay until the next meeting would not be a problem for the Church.

Pat Lydon made a motion to defer this request to consult the position of the other property owner. John Cannon seconded the motion and the board unanimously approved.

Item #2 (9.1#5-94) to consider request of C. Wayne Meadows to approve of the final plat for Braxton Park Open Space, Sumner Co. Tax Map 142, part of Parcel 18.

Staff reviewed. Bill Terry indicated this plat will record the common open space part of this PUD and dedicate this area to the homeowner's association.. The staff has reviewed the plat and all requirements have been met.

Jim Thomas made a motion to approve the final plat. Gary Webster seconded the motion and the board unanimously approved.

Item #3 (9.1#5-94) to consider request of Ragan-Smith for approval of a variance in the maximum permitted grade for a street in Braxton Park, Section 4, Sumner County Tax Map 142, part of Parcel 18.

Staff reviewed. Bill Terry indicated the plat for this section was approved by the board last month. In reviewing the construction plans, Public Works determined the road grades are in excess of the maximum 10% grade permitted.

George Welch, Ragan-Smith, indicated the streets in question are extensions of existing roadways at 11.5% grade. He indicated they have met with Public Works and they have all agreed this would be a reasonable request. Jack Tompkins confirmed that statement and indicated there were three instances over 10% grade. One grade has been reduced to below 10% and the other two are extensions. He replied to Jim Thomas' inquiry that safety and security would not be impaired by these grades in these instances.

Jim Hitt made a motion to approve the variance. John Cannon seconded the motion and the board unanimously approved.

Item # 8 (9.1 #5A-94) to consider request of George Welch, Ragan-Smith Associates, to accept reduction of bond for Woodwyn Hills, Section 3, Sumner County Tax Map 142 Part of Parcel 18.

Staff reviewed. Bill Terry indicated improvements are progressing on this development and the petitioner is requesting the bond securing improvements be reduced to $20,000. Public Works has recommended that $35,000 be retained on the bond for the remaining improvements.

John Cannon made a motion to reduce the bond to $35,000. Gary Webster seconded the motion and the board unanimously approved.

<u>Item # 9 (9.1 #5-94)</u> to consider request of George Welch, Ragan-Smith Associates, to release bond for Braxton Park, Section 2 & 3, Sumner Co. Tax Map 142 Part of Parcel 18.

Bill Terry indicated this bond expires at the end of April and the request is to release the bond. There are still items that need to be addressed and Public Works has recommended the bond be reduced to $15,000 and not fully released at this time.

John Cannon made a motion to reduce the bond to $15,000. Gary Webster seconded the motion and the board unanimously approved.

<u>Item #4 (9.61)</u> to consider request of Hal B. Clark, Barge, Waggoner, Sumner & Cannon, to abandon right-of-way at Long Hollow Pike and State Auto property, Sumner County Tax Map 143-O, Parcel 3.

Staff reviewed. Bill Terry noted the board recently approved a revised parking lot plan for this lot. The right-of-way in question is a small piece of property that juts into the lot. Their engineer discovered this area had been given to the city by TDOT. The city has no use for this area which is a remnant of the old Long Hollow Pike. Charlie Lowe stated the conveyance should go to the owner of the property and not the tenant. David Wilson suggested the owner bear the cost of the quitclaim deed.

Jim Hitt made a motion to recommend to the Commission to abandon the right-of-way and convey ownership to the property owner. Mary Ann Gourley seconded the motion and the board unanimously approved.

<u>Item #5 (9.1 #3-98)</u> to consider request of Duke Engineering & Services for approval of Site Plan for Powertel Slater Site, Sumner County Tax Map 141, Parcel 8.

Staff reviewed. Bill Terry noted the staff reviewed the original site plan submittal and made recommendations to the engineer for some minor corrections but they have not responded. Basically, these items include: providing detail on the construction entrance, providing for TDOT permit for access, suggestion that the driveway and powerline be included in the same easement or an explanation of why there should be two separate easements, detail of where the asphalt and gravel begin and end, and how the driveway drainage is to be handled onto Springfield Highway. Excavation work has begun to clear off this site.

April Ingram distributed notebooks to the members, to be made a part of the record, detailing information about Powertel and this facility. She noted PCS is digital service which hands off signals between towers. There is a gap of service in this area and this tower would complete the coverage gap. The tower would be 200 feet high plus a 10 foot lightening protection. It will be a self supporting lattice tower which meets or exceeds industry standards. Powertel's priority is use existing tower property where possible, by capping on with additional service. David Wilson inquired if Powertel has had any situations where local municipalities have capped on to one of their towers to accommodate their communication signals. Ingram indicated they would certainly welcome the opportunity to consider that where capacity is available for other carriers. They always co-locate where it is at all possible for camp-ons.

Pat Lydon expressed concern for the answers to the staff's comments. Jon Hastings indicated his office had not received the comments from the staff. Bill Terry indicated these are all relatively minor issues but that they do need to be corrected and shown on the site plan.

Jim Thomas made a motion for a conditional approval of the site plan, subject to the satisfactory response to the city staffs comments. Gary Webster seconded the motion and the board unanimously approved.

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 is a revision of the original master plan for the Conference Park PUD which never developed. State Auto has purchased this portion of the property that was Conference Park, consisting of eleven acres out of the total PUD, to construct a new regional headquarters building. This is an extensive project with steep terrains. There are a large number of changes and revisions to the plan recommended by the staff that were conveyed to the engineer. They have submitted revised plans and the city engineer has made a preliminary review with nineteen items remaining in question. Charlie Lowe indicated there has not been enough time to make a complete and adequate review. Jack Tompkins added the major drainage issues seem to have been addressed, however there are still items that need further review and discussion. J. Schappa indicated they are on a very tight time schedule. John Coombs noted the planning board has agreed in the past that a plan would not be approved unless the plan is reasonably complete and accurately meets the requirements and recommendations of the staff.

John Cannon made a motion to defer this request. Jim Hitt seconded the motion and the board unanimously approved.

Non-Agenda Item

Bill Terry indicated the improvements to Long Hollow Place, Section 2 are complete. They have requested a release of the bond securing these improvements and for the city to accept the streets, sewers and drainage structures for maintenance.

Jim Hitt made a motion to release the bond and recommend to the commission that the improvements be accepted for maintenance. Gary Webster seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:20 p.m.

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary