MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: August 5, 1996 | Time: 5:00 P.M. | Place: City Hall

Present:		Also Present:	
Jim Hitt	Margaret Wall	Bill Terry	Ronda Jarrett
Bobbie Ann Wilson	Jim Thomas	Claudia Davis	Larry McClanahan
John Coombs	Jim Galbreath	Jack Tompkins	R. L. Montoya
Pat Lydon	Jim Driver	Jim Harrison	David N. Green
Mary Ann Gourley		Lynn Simpson Anderson	Donna Crawford

Absent:
Gary Webster

The meeting was called to order by John Coombs, and prayer was offered by Jim Thomas. The minutes of the July 1, 1996 meeting were adopted as submitted.

Item 1 (#12-96) to consider request of Robert and Ronda Jarrett and Ernest & Valerie Harper to rezone from Agricultural to R15, Davidson County Tax Map 18, Parcels 41 and 42.

Staff reviewed. Bill Terry indicated this matter was considered by the board in May. These two parcels and two other parcels, Lots 43 and 54, have remained agricultural through the years as surrounding properties have developed and been rezoned. These properties do not meet agricultural zoning requirements. A motion was made at that time to recommend to the commission these four parcels be rezoned, subject to the notification of owners of lots 43 and 54 and their agreement to the change. One of the owners, Mr. James Parker, is not agreeable to the change, stating concern that his insurance rates would be raised through Farm Bureau Insurance. Farm Bureau has been contacted and zoning does not effect their rates.

John Coombs indicated he is in favor of rezoning all four lots rather than leave two remaining parcels zoned agricultural in order to correct and clean up the matter as much as possible.

Jim Thomas made a motion to recommend the rezoning of Lots 41, 42, 43, and 54 to the City Commission. Margaret Wall seconded the motion and the board unanimously approved.

Item 2 (#1-95) to consider the request of Lynn Simpson Anderson to rezone from Agricultural to R40 property of Matthews Estate, Sumner County Tax Map 141, Parcel 7.

Staff reviewed. Bill Terry indicated this item was heard in March, 1995 and is resubmitted with a survey of how this 11 acres could be appropriately divided with the existing three homes. The request is being made so that the property can be marketed and sold to settle an estate. The three homes are near the road and the property behind the homes is very steep and probably unbuildable. The existing agricultural zoning requires a 5 acre minimum lot size, not allowing the property to be divided into three parcels, one for each of the three houses, thus the zoning change request. The land use plan shows this area to be low density residential. The lots proposed on the survey do not meet all setback requirements so some minor adjustments are recommended. Bill further indicated there are two residences on the proposed Lot 2, one being a residence above a garage separate from the main residence structure. Two residences on one lot does not meet requirements of the requested rezoning.

Lynn Simpson Anderson and Mrs. Matthews addressed the board and answered inquiries from members. Jim Thomas expressed concern about creating a non-complying situation. Bill Terry noted the rezone would be taking care of a non-complying situation with the exception of the two residences on one lot. John Coombs indicated the proposed division seems to be about as well as can be done, considering the topography and position of the existing homes, but he does not wish to create any non-complying property. Mrs. Matthews expressed concern about tearing down the garage/residence. Bill Terry indicated the structure could remain with a condition noted on the plat that the structure could not be occupied as a residence. He also said the approval of the rezoning does not approve the proposed division or plat. If the rezoning request is approved by this board and then the commission, the plat would then be presented to the planning board for approval

Pat Lydon made a motion to recommend to the commission to rezone from agricultural to R40 with the conditions on Lot 2 as discussed. Jim Thomas seconded the motion and the board unanimously approved.

Item 3 (#16-96) to consider the request of R. L. Montoya to approve final plat of the resubdivision of Lots 59 and 60, Long Hollow Place, Section 2, Sumner Co. Tax Map 140-P-B, Parcels 24 and 25.

Staff reviewed. Bill Terry indicated this plat combines the two lots into one for the purpose of creating a good building site. The two lots are severely impacted by the location of a drainage easement with a 30" pipe in the ground.

Jim Thomas made a motion to approve the final plat. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item 4 (#5-95) to consider the request of Larry D. McClanahan to approve a preliminary master plan for Woodmen of the World Lodge Building, Davidson County Tax Map 33-4, Parcel 202.

Staff reviewed. Bill Terry indicated this property was rezoned to Restricted Office PUD and the preliminary master plan is now presented to proceed with a building. There are a few minor corrections and additions recommended by the staff.

Larry McClanahan noted the truck door on the plan has been replaced with a double steel door with no driveway. The access driveway will be moved to line up with the parking aisle. The sign planter will be restored and maintained by Woodmen of the World. Jim Harrison, Ragan Smith Associates, said his comments were more detailed and would be considered on the final plat.

Jim Galbreath made a motion for conditional approval of the preliminary master plan, subject to the recommendations of the staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item 5 (#6-96) to consider the request of Tommy Cunningham to approve a site plan for a mini-warehouse, Davidson County Tax Map 18-12, Parcel 62.

Staff reviewed. Bill Terry noted a conditional use permit was approved several months ago by the Appeals Board. This matter was presented in March to the Planning Board and deferred due to problems with the plan for the site. Numerous problems remain to be addressed on this plan.

Jack Tompkins noted he has talked with the engineer about part of the drainage issues and he feels he can put retention in the front lawn area. John Coombs recommended the engineer on this project should communicate directly with the planner to present a more acceptable plan with fewer problems and corrections to address.

Jim Thomas made a motion to defer this request until a site plan can be submitted addressing the problems noted by the City Planner and staff. Margaret Wall seconded the motion and the board unanimously approved.

Item 6 (#17-96) to consider approval of a site plan for an expansion for Parris Tool & Die, Springfield Highway, Sumner County Tax Map 142, Parcel 7.

Staff reviewed. Bill Terry noted this plan will add 7,879 square feet to the existing 22,360 square foot building. Some work is needed on the plan on the drainage detail, including the % of fall and slope with elevations showing along the swale.

Paul Parris noted this request is to expand his business to include a bigger press to secure automotive work.

Jim Driver made a motion to conditionally approve the site plan, subject to the recommendations of the City Planner and staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

Non-Agenda Item:

Southeast Ventures has requested a reduction in their Letter of Credit from $400,000 to $284,720 securing the completion of Northcreek Boulevard.

Jim Harrison, Ragan Smith Associates noted the work has proceeded on Northcreek Boulevard. It is graded out with sewer and water lines in place. Only some grading and the surface remains to be completed. The water line is accepted by the utility district and the requested reduced amount is satisfactory with the Public Works Director.

Pat Lydon made a motion to approve the reduction of the Letter of Credit to $284,720. Jim Hitt seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:05.

John W Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary