

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: September 11, 1995

Time: 5:00 P.M.

Place: City Hall

Present:

Jim Thomas John Coombs
 Bobbie Ann Wilson Jim Driver
 Jim Hitt Jim Galbreath
 Pat Lydon

Absent:

Mary Ann Gourley Gary Webster

Also Present:

Bill Terry Jim Harris
 Claudia Davis Wayne Meadows
 Charlie Lower Butch Frost
 James Ford Kim Vowell
 George Welch

The meeting was called to order by John Coombs, and prayer was offered by Jim Driver. Minutes of the previous meeting, August 7, 1995, were approved as submitted.

Item 1 (#5A-95) to consider the request of Wayne Meadows for approval of final plat of Woodwyn Hills, Section 2, Sumner County Tax Map 142 Parcel 18.

Staff reviewed. Bill Terry indicated there are a few minor corrections and additions that need to be made. Included in these corrections are a number of items related to the extension of the sewer lines and distances to fire hydrants. Authorization should also be given for the Planning Director to accept a bond or letter of credit for an amount to be determined by staff to secure the improvements. Charlie Lowe added that dimensions on sewer lines should be clarified and there are some questions about street signs off site at Lynn and Park Drive and Katherine and Rachel Drive. Bill Terry noted there are some questions remaining about street signage and it should be determined which streets should be through streets and which should be stop sign streets. This should be addressed at some future time with the developers and engineers.

Jim Driver made a motion to approve the final plat subject to the corrections indicated by the City Planner and City Engineer and authorization to be given to the staff to accept a letter of credit or bond for an amount determined by the City Engineer and staff. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item 2 (#5.94) to consider the request of Wayne Meadows for approval of final plat of Braxton Park, Section 2, Sumner County Tax Map 142 Parcel 18.

Staff reviewed. Bill Terry indicated there are some minor additions and corrections to be made including distances of fire hydrants, sewer dimensions, and determination if any lots are going to be added at the end of the turnaround. Also, the board needs to authorize the acceptance of a bond securing the improvements. George Welch, Ragan-Smith-Associates, indicated the fire hydrants questioned by staff have already been added to the plan at their recommendation.

Bobbie Ann Wilson made a motion to approve the final plat, subject to the corrections specified by staff and the City Engineer, and to authorize staff to accept a bond for a sufficient amount to secure the improvements. Jim Thomas seconded the motion and the board unanimously approved.

Item #3 (#19-94) to consider the request of Kim Vowell for an amendment to the master plan for Greens of Rivergate, Davidson County, Tax Map 33, Parcel 205.

Staff reviewed. Bill Terry noted one condition of the original approval for this development was that two billboards on the property were to be removed. One billboard has been removed and one remains. The developers would now like to utilize the remaining billboard to advertise this complex and others throughout the middle Tennessee area. This would require an amendment to the original master plan, removing the condition for removal of the billboard.

Kim Vowell presented the board with a photo of the sign in its present state and an art rendering of how they would possibly refurbish and landscape the billboard and surrounding area. Jim Driver inquired about the distance from the billboard to the nearest apartment building and Bill Terry indicated it is approximately 50'. At the request of John Coombs, Bill Terry reviewed the ordinance guidelines regarding billboards and their locations. John Coombs expressed concern about the precedent this would set if the billboard were allowed to remain in a residential area. Kim Vowell indicated they would agree to whatever alterations required by the board. Jim Driver reminded the board of the aesthetic effect and zoning requirements which entered into the board's original decision that the billboards are to be removed.

Jim Thomas made a motion that the original decision of the board be unchanged, that the billboard would be removed. Jim Driver seconded the motion and the board approved unanimously.

Item #4 (11-95) to consider the request of James C. Ford and Butch Frost to abandon a right-of-way at the southern end of Carol Ann Drive, Sumner County, between properties at Tax Map 143I-B, #1 and Map 143J-A #7.

Staff reviewed. This 215' section of Carol Ann Drive west of Loretta Drive was left unbuilt as a dedicated right-of-way to provide access to what is now Northcreek Business Park. The section dead ends at the fence of the business park and will never be extended. Part of this section is paved and serves as the driveway for James Ford. Staff has determined there is no need to retain this right-of-way for the city. There is a 50' utility easement which if retained eliminates the need for releases from the utility companies.

Pat Lydon made a motion to abandon the dedicated right-of-way, retaining a 50' utility and drainage easement. Jim Driver seconded the motion and the board unanimously approved.

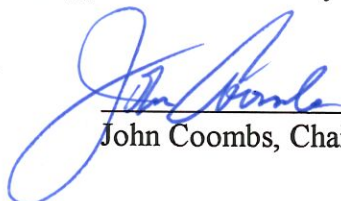
Other business (non-agenda)

Bobbie Ann Wilson nominated Jim Thomas to serve as Vice-Chairman of the Planning and Zoning Board.

Bill Terry indicated Larry Wynns has asked for a reduction in his certificate of deposit pledged to secure improvements of Ashlin Downs. Presently he has \$30,000 pledged and would like this reduced to \$7,500. Pat Lydon made a motion to authorize the City Planner to lower the security after the amount is determined to be retained for the remainder of the improvements to be completed. Jim Thomas seconded the motion and the board approved unanimously.

The meeting was adjourned at 5:35 p.m.


Claudia Davis, Secretary


John Coombs, Chairman