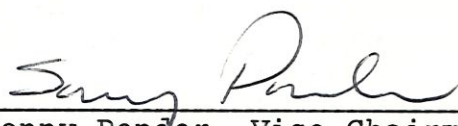


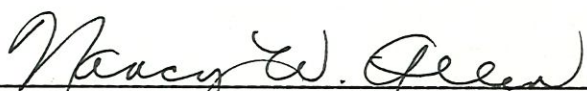
work is necessary to approve the plat. The Board doesn't have the authority to vary zoning requirements. The only way to approve the plat is to correct as many flooding requirements as possible, and if that can't be done, Conner would have to justify why and appeal to the Board of Zoning Appeals for a variance.

Conner said he didn't want to spend any more money until he gets assurance from this Board. He was advised that the Board can't give him any assurance based on his engineer's report which tells us that all the property is under the 100-year flood. That is what the Board has to work with. Conner was advised to go back to his engineer and get better information, then meet with our engineers.

On a motion by Ponder, seconded by Morris, the request was deferred indefinitely with Conner's agreement.

The meeting adjourned at 5:45 P.M.


Sonny Ponder, Vice-Chairman


Nancy W. Allen, Recording Secretary

/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 1, 1993
Time: 5:00 P.M.
Place: City Hall

Present:

Sonny Ponder	Charles Moore
Bobbie Wilson	Grady McNeal
Billy Hitt	Jim Driver
Charlotte Morris	John Coombs
	Mary Ann Gourley

Absent:

Gary Webster

Also Present:

Lloyd Gragg
Charlie Lowe
Mr. & Mrs. Slagle
Bill Terry
Nancy Allen

The meeting was called to order by Chairman Coombs. Prayer was offered by Charlotte Morris. Minutes of the January meeting were approved as submitted. New member Mary Ann Gourley was welcomed.

Item #1 (#14-90), reconsider the request of Tommy E. Walker & Associates, on behalf of owner/developer Mike Halbert and Medora Sorani, for approval of Patton Branch Acres, a proposed 2-lot subdivision at the intersection of Patton Branch Road and Madison Creek Road, Sumner County Tax Map 140, Parcel 108.

Terry announced that Ms. Sorani had officially requested that this item be withdrawn. The property is to be sold; the closing is scheduled for late February.

Item #2 (#1-93), consider the request of Charlie Lowe, on behalf of Slagle & Associates, for approval of Site Plan for Slagle Food Brokers, to be located at the corner of Meadowlark lane and Bluebird Drive, Davidson County Tax Map 34-1, Parcel 47.

Staff reviewed. Slides of the site were shown. This plan is for a new office for Slagle Food Brokers on a site which has been vacant for several years. The plan has been checked by city staff and Barge, Waggoner, Sumner & Cannon for engineering and design. Some minor changes have been recommended and discussed with their design engineer, Charles Lowe. One area of disagreement is the 6 to 7 ft. slope off the driveway coming off Meadowlark Lane to the north. Ragan-Smith recommended sodding for easier maintenance, as opposed to crownvetch ground cover recommended by BWS&C. Terry said there are a few minor points to be addressed.

Asked about the concrete wall that comes back to the creek convergence, Lowe said this is a substantial creek; however, it is not a recognized FEMA flood area. The 100-year flood elevation, according to the Flood Study for the Wren Road, Meadowlark Lane and Bluebird Drive area prepared by Ragan-Smith in 1989, has been determined to be 481.1. The basement is to be built 1 foot above.

McNeal pointed out a discrepancy on sheet 4 of 4. Three pin oaks are shown on the schedule, but 6 are drawn on the landscape plan. Also, there may be a sight distance problem. This will be checked.

On a motion by Moore, seconded by McNeal, the Site Plan for Slagle Food Brokers was approved subject to working out the final details with the City Planner and City Engineers.

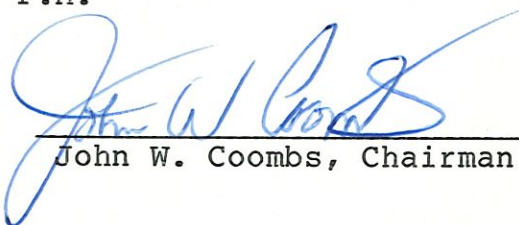
Item #3 (#2-93), consider the request of Charlie Lowe, on behalf of Bob Evans Farms, Inc., owner of lots 3 and 4 of Northgate Park, Section 12, for approval to abandon a portion of the 25-foot access easement and public utility easement located between lot 3 (Parcel 136) and lot 4 (Parcel 137), Long Hollow Pike at S. Cartwright Street, Davidson County Tax Map 26-1.

Staff reviewed. Lot 3 is being sold to Krystal, who would like to make other use of this area. The abandonment will be only for ingress/egress purposes. Adequate access is still available to lot 4, however, the lack of this easement will eliminate the possibility for any user of lot 4 to have two entrances/exits to the lot.

Lowe said that after hearing from utility companies that there are gas and electric lines there, the request and instrument to record were changed to only abandon the 25-foot common ingress/egress easement.

On a motion by Ponder, seconded by Morris, the request to abandon the 25-foot access easement located between lot 3 and lot 4 was approved, subject to the sale of the property and final approval of the Planning Director.

The meeting adjourned at 5:20 P.M.


John W. Coombs, Chairman


Nancy W. Allen, Recording Secretary

/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 5, 1993
Time: 5:00 P.M.
Place: City Hall

Present:

John Coombs	Charles Moore
Bobbie Wilson	Grady McNeal
Billy Hitt	Jim Driver
Charlotte Morris	Sonny Ponder
Mary Ann Gourley	Gary Webster

Also Present:

Charlie Lowe	Earl Beasley
Andy Dyer	Bob Nichols
Ed Corlew	David Wilson
Bob McKinney	Bill Terry
Bill Chaff	Nancy Allen

The meeting was called to order by Chairman Coombs. Prayer was offered by Charlotte Morris. Approval of minutes of the February meeting was postponed until the May meeting.

Item #3 (#4-93), the request of Andy Dyer for Final Plat approval of a two-lot subdivision of Parcel 108, Sumner County Tax Map 140, located at the corner of Patton Branch Road and Madison Creek Road, was considered first.

Staff reviewed. This is the same property as Patton Branch Estates, the rejected subdivision over which the City was sued and lost. Dyer purchased the property for the purpose of building one house. Lot 2 is to be sold to the adjoining property owner and combined into that property. It is not a building site. The plat meets all requirements except one. Due to the shape of the property and curves in Madison Creek Road and Patton Branch Road, 10 to 12 concrete monuments are required. Dyer is asking that this number be reduced since the lot is technically not being changed in configuration. The requirement was waived, and Terry and the City Engineer chose three locations where monuments could be located to serve adequately. On a motion by Driver, seconded by Ponder, the Final Plat was approved.