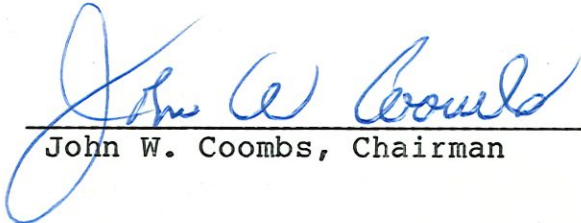


amended and the result would be a loss of the opportunity to have a continuous Hitt Lane from Brick Church Pike to Dickerson Pike.

After some discussion, Chairman Coombs appointed a study committee to report to the Board at its next meeting. The committee will consist of Jim Driver, Chairman, Charlotte Morris and Billy Hitt, with Pete Ragan and Bill Terry as staff.

The meeting adjourned at 6:30 P.M.


John W. Coombs, Chairman


Nancy W. Allen
Recording Secretary

/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 2, 1991
Time: 5:00 P.M.
Place: City Hall

Present:

John Coombs	Jerry Garrett
Johnny R. Long	Charlotte Morris
Sonny Ponder	Bobbie Wilson
Billy Hitt	
Jim Driver	
Charles Moore	Grady McNeal

Also Present:

E. D. Eubank	David Wilson
John Eubank	Bill Terry
Michael Baron	Pete Ragan
Steve Maxwell	Nancy Allen
Ken Belcher	
Brian Dam	

The meeting was called to order by Chairman John Coombs; prayer was offered by Johnny Long.

Item #1 (#20-91), consider the request of Mrs. Allie Eubank to rezone her property at 114 New Brick Church Pike, Parcel 72, Davidson County Tax Map 18-16, from CPUD (Commercial Planned Unit Development) back to Residential.

This request was reviewed, having been deferred from November in order to contact Metro to determine the best way to handle the situation in order to give the Eubanks a break on their increased property taxes. Metro advised that the only way to remedy the situation was to rezone back to the original zoning. This will require three readings by the City Commission..one regular and two special called meetings to be approved by December 31, 1991, in order for the reassessment to affect 1991 property taxes.

The Board advised Mr. Eubank of the sewer moratorium. The proposed PUD (Food Lion) development did not come under this moratorium; however, that development fell through and since the property is being rezoned back to residential, no sewer can be built for any future development until the moratorium is lifted. Should someone want to buy the property at a later date for commercial development, the Board wanted the Eubanks to be aware of the sewer moratorium and how their property is affected.

On a motion by Garrett, seconded by Driver, the request to rezone the Eubank property from CPUD to Residential was granted, and will be recommended to the City Commission for approval.

Item #2 (#21-91), reconsider the request of Lee Worrell for the City to abandon a right-of-way on his property on Old Dickerson Road. Mr. Worrell was not present. Two letters mailed to him advising of the meeting were returned "forwarding order expired."

Slides were shown and Terry reviewed. This request was deferred from the November meeting in order for a committee to study the situation. The report of the committee follows:

"The committee, consisting of Jim Driver, Charlotte Morris, and Billy Hitt, with staff assistance provided by Pete Ragan and Bill Terry, met on November 7, 1991.

"It was noted that the subject right-of-way was dedicated by plat of Section I, Solitude Acres in 1965. The plat also involved property on the west side of Old Dickerson Pike along Hitt Lane, and at that time additional ROW was dedicated on Hitt Lane in order that Hitt Lane and the subject dedicated ROW would line up at 90 degree angles to Old Dickerson Pike. Therefore, even though Hitt Lane enters Old Dickerson Pike at an angle, the ROW is dedicated for a proper intersection. It should also be noted that when the new street is constructed, Hitt Lane will have to be reconstructed at the intersection to achieve the correct alignment.

"The proposed street extending Hitt Lane across Old Dickerson Road has been on the Goodlettsville Major Street Plan since that time. This would provide a continuous connection from the intersection of Brick Church Pike and Hitt Lane on the north side of town to its new intersection with Dickerson Pike south of Dry Creek. When the plan was developed for Worrell Farms PUD, this section of the major street plan was carried through, and the streets aligned accordingly. Even though the Worrell Farms plan was cancelled in 1989, any new plan for the property will have to include this road as long as it is on the street plan.

"The Worrell's house fronts on Old Dickerson Pike with the garage side facing the dedicated ROW. At its closest point, the house is located 41.5 feet from the ROW. The driveway is on the ROW.

"After discussing all of the above considerations, the committee unanimously concluded that the long-range interest of the City

would be best served by maintaining the major street plan in its present configuration and requiring that any new plan for the Worrell farm incorporate the same in the street system. Therefore, the committee recommends that the request of Lee Worrell for abandonment of the right-of-way dedicated in 1965 be rejected."

Based on the recommendation of the Committee, on a motion by Moore, seconded by Morris, the request was denied.

Item #3 (#22-91), Consider the request of Brian Dam on behalf of the New Bethel Missionary Baptist Church on Old Dickerson Road, for approval to subdivide a portion of the adjacent property owned by BVT Worrell Farms, Ltd., Davidson County Tax Map 33, Parcel 21.

The plat was reviewed by staff. The church, currently located on Old Dickerson Pike, wants to purchase the property off the Worrell Farms tract. Several minor changes were needed on the plat and these had been made prior to the meeting. Because the property belonging to the church consists of two separate lots, this lot is to be designated on the plat as a non-building site until such time as the plat is brought back before the board.

On a motion by Hitt, seconded by Ponder, the Final Subdivision Plat for the New Bethel Missionary Baptist Church was approved.

Following the published agenda, representatives from Anchor Wire requested and were granted permission to be heard. They were requesting amendments to the site plan which was approved prior to their recent expansion.

Terry reviewed. Six weeks ago, the construction company completed their work and called for a final U&O. On-site building and fire inspections were made; the following items were of major concern:

1. Backfill behind all curbs and along the concrete drainage ways.
2. The truck turnaround retaining wall, as shown on the plan, needs to be constructed. There are 2 to 3 feet of soil on top of the limestone that will erode, and the limestone is shaley. The wall should be built, backfilled, and the surface appropriately dressed.
3. The additional parking lot has not been constructed. It was to be surfaced with a double bituminous treatment since it is in an area for future expansion.
4. Headwalls to be located at each end of the outlet pipe for the detention pond are not in place.
5. The paving is not complete. The detail section shows an 8" base, 2" binder, and 1-1/2" asphaltic concrete surface. The final surface has not been applied.

Because these are major items, the Planning Director didn't have the authority to waive them. An amendment to the site plan requires approval of the Board before the U&O can be issued.

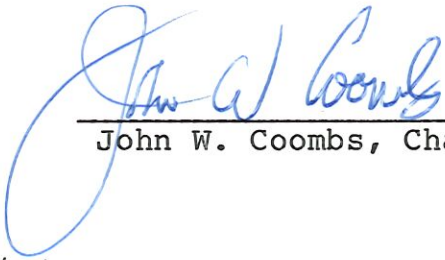
Ken Belcher and Mike Baron responded to each of the above-listed items, explaining that when they hit rock, they didn't think some of those items would still be required.

The Board considered their explanations, but were not in a position to vary from the decision of the staff. They requested that Anchor Wire provide to the city engineer a revised parking sketch as well as grading and drainage "as builts" for his review. Then the staff will review, on site, the following 4 items: 1) fill, 2) retaining wall, 3) parking, and 4) paving.

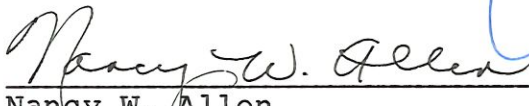
Belcher and Baron agreed to work with Ragan-Smith and provide a sketch of the parking formula and grading and drainage "as builts". They apologized for not handling properly. They had altered the site plan because of the rock condition, but said they realize now they should have brought in the changed site plan at that time rather than asking for the U&O permit.

On a motion by Garrett, seconded by Moore, the request was deferred until the January meeting, subject to the necessary information being provided our city engineer and staff.

The meeting adjourned at 6:15 P.M.



John W. Coombs, Chairman



Nancy W. Allen
Recording Secretary

/nwa