MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: October 7, 1991
Time: 5:00 P.M.
Place: City Hall

Present:	Absent	Also Present:
John Coombs	Sonny Ponder	Bill Terry
Jim Driver	Charlotte Morris	David Wilson
Grady McNeal		Charlie Lowe
Bobbie Wilson		Don Williams
Charles Moore		Doris Stafford
Johnny Long		Nancy Allen
Jerry Garrett		
Billy Hitt		

The meeting was called to order by Chairman John Coombs; prayer was offered by Jim Driver. Minutes of the regular meeting on August 5 and the special called meeting on August 15 were approved as submitted.

Item 1(a) (#18-91), consider the request of Ann & Frank Hester, owners of Lot 3 of the Deana Gibbs Subdivision, Sumner County Tax Map 141, Parcel 75, to amend the minimum building setback requirement from 65' to 40'.

This lot is the site of a proposed new Waffle House on Louisville Highway. When the subdivision plat was approved, a 65' building setback was required. Current zoning requires a 40' setback. Waffle House would like to build even with the Raceway gas island on the adjacent lot. The Raceway manager has no objection. On a motion by Long, seconded by Driver, an amendment to the minimum building setback from 65' to 40' for Lot 3 of the Deana Gibbs Subdivision was unanimously approved.

Item 1(b) (#18-91), consider the request for approval of Site Plan for a Waffle House to be built on Lot 3 of the Deana Gibbs Subdivision on Louisville Highway, Sumner County Tax Map 141, Parcel 75.

Staff reviewed the plans; 10 items were transmitted to Dale & Associates for corrections. Corrected plans were brought to the meeting by Roy Dale, but had not been reviewed by Terry or the staff. On a motion by Driver, seconded by Garrett, the Site Plan for Waffle House was approved subject to approval of the City Planner and City Engineer and subject to the neccessary corrections having been made on the final site plan.

Item 2, consider the request of Bill Fuson, Third National Bank, for release of Letter of Credit for Northchase at Rivergate.
Staff reviewed. Third National Bank, which foreclosed on the remaining lots at Northchase at Rivergate (formerly owned by Smiley & Atchison), has completed the work on this street and Public Works

has accepted. However, Terry advised that the new owners have not submitted their "as built" plans and suggested that this item be deferred until the next meeting. On a motion by Long, seconded by McNeal, this item was deferred until the next meeting or until the "as built" plans are submitted by the new owners.

Item 3 (#8-91), consider the request of Don Williams, representing Rivergate Partners, for release of Letter of Credit and water line condition on Rivergate Plaza, Section 2.

Staff reviewed. When the board approved this plat and subsequently the site plan for NTW, there was a requirement added for looping of a water line. This was necessitated because the existing water line serving Rivergate Plaza was inadequate to provide fire protection. Negotiations between NTW, the Plaza partners, Rivergate Mall, and the Madison Suburban Utility District resulted in the existing line being examined and a blockage in a gate valve found. After repairs, water pressure and flow in the line increased to the point where the existing line is now adequate for the NTW site. Thus, the Letter of Credit submitted for looping of the water line is no longer needed. On a motion by Garrett, seconded by Long, release of the Letter of Credit was approved, as well as approval to remove the water line shown on the site plan.

David Wilson expressed to Don Williams his appreciation for his patience and fortitude while waiting for the City, Madison Utility District, and other entities involved to find a solution to the existing water problem. In turn, Don Williams expressed his appreciation for the manner in which the City has worked with him.

Following the published agenda, Terry asked that the Board consider an additional item.

Item 4 (#8-90), consider an amendment to the Certificate of Ownership on the Final Plat of the James H. Ray Subdivision, Madison Creek Road.

Terry explained that this one-lot subdivision was approved on April 2, 1990. The Certificate of Ownership on that plat was signed by James H. and Lois B. Ray on March 10, 1990. Ray and Nancy Payne, who bought the property from the Rays, are now selling. The Title Company discovered that the Rays actually sold the property by deed on March 1. The attorney has no legal right to sign, as the signatures on the plat are invalid.

On a motion by Garrett, seconded by Moore, approval was granted to amend the James H. Ray Subdivision (recorded April 6, 1990, in Sumner County, Book 13, Page 114) by amending the Certificate of Ownership.

Two additional items by Terry were:

1) The Conference Park Master Development Plan has expired. Maryland Farms no longer owns this property. Our ordinance

provides that, if no construction has begun within a one-year period, the owners can be called in for a hearing to justify continuance of the Master Plan. It was agreed that the new owners, South Trust Bank, should be called in to present their plans and make a request.

In addition, Garrett asked to go on record that, if the plan is renewed, it should be made clear that the developer will pay for the installation of a traffic signal at the 4-way intersection of Conference Drive and Windsor Green Boulevard. Terry advised that he has discussed this with the new owners and they are aware that they would be required to pay for the traffic signal.

2) Terry asked how the Board wants to deal with the issue of double-wide mobile homes with regard to our existing regulations prohibiting same unless they meet the Standard Building Code, as this is in violation of state and federal law. Terry is to discuss this with the City Attorney, State Senator Joe Haynes.

The meeting adjourned at 5:25 P.M.

John W. Coombs

John W. Coombs, Chairman

Nancy W. Allen

Nancy W. Allen
Recording Secretary

/nwa