

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

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

Present:

Sonny Ponder
 Bobbie Wilson
 Charlotte Morris
 Grady McNeal, Sr.
 Jim Driver
 Billy Hitt
 Charles Moore
 Johnny Long
 Jerry Garrett

Absent:

John Coombs

Also Present:

Rocky Montoya
 Richard Uselton
 Harry Johnson
 P. G. Allman
 David White
 Bill Terry
 David Wilson
 Nancy Allen

The meeting was called to order by Vice-Chairman Ponder. Prayer was offered by Driver. Minutes of the July meeting were approved as submitted.

Item #1(a) (#14-91), reconsideration of request of Richard Uselton for abandonment of right-of-way of Williams and Central Avenues, Davidson County Tax Map 18-12, and Item #1(b) (#15-91) resubdivision plat approval of D. B. Kimmel Addition.

Terry advised that Homer Ayers, attorney for Richard Uselton, had requested that this item be deferred in order to get the details of an agreement between Uselton and other property owners worked out.

The staff reviewed the resubdivision plat; it had been revised but some minor points need correcting. However, the major issue is still the exact application of easement agreements and deeding of the property to make accessible for the City to accept as a public street provided it meets City approval and the board recommends that the City accept and Public Works says it meets specifications.

Motion was made by Driver, seconded by Morris, that these two items be deferred until all parties get together and work out a solution and submit a written agreement.

Item #2 (#12-91), reconsider the request of Harry Johnson, Jr., to rezone his property at 1227 S. Dickerson Road, which is Lot 2 of the Worrell Subdivision, Davidson County Tax Map 33, Parcel 214. Property is presently split-zoned A (Agricultural) and CS (Commercial Service). He is requesting that it all be zoned commercial.

Terry reviewed; this had been deferred to determine what would be required to get electricity to the warehouse. He said apparently all that is required is a valid building permit. A permit was issued in 1987 prior to the building being constructed, but somehow it was, in fact, built across the zoning line. Johnson said he was

mislead when the property was purchased; he was told it was all zoned commercial.

It would be a violation of the land use plan to rezone at this time. A motion was made by Long, seconded by Hitt, and unanimously passed to reject the request to rezone and leave the building in a non-conforming situation.

Item #3, consider amendments to the Sign Ordinance. Terry reported that at the special meeting held July 15 to consider the proposed amendments, various changes were made along with agreement with the study committee on most amendments. Three issues were left undecided: 1) how to control and administer temporary banners; 2) whether to charge an annual inspection fee; and 3) how to implement the provision to require a sign plan for each parcel. A work session with the City Commissioners was scheduled for 5 o'clock Thursday, August 22, prior to the regular City Commission meeting, and these issues will be studied at that time. A motion was made by Moore, seconded by Morris, that the Board recommend to the City Commission passage of the amended Sign Ordinance.

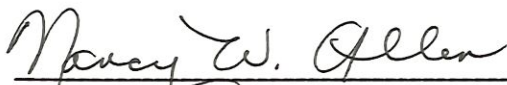
Following the published agenda, Terry requested that the following items be considered.

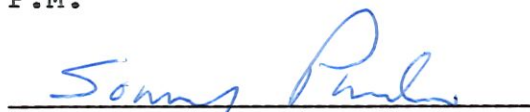
1) Head to Toe is complete; however, a location error was made in installing the sewer line; it was put on the wrong side of the lot from which the easement was purchased. They had to purchase an additional easement and are requesting approval to amend the location of the sewer line on the Resubdivision Plat of Head to Toe Subdivision at 302 Frances Street. On a motion by Driver, seconded by McNeal, the amendment was approved.

2) Echo Hills - \$15,000 Letter of Credit. Developer has requested that this be released since all required improvements have been installed and inspected by City staff. On a motion by Garrett, seconded by Moore, this request was granted. However, due to the large number of vacant lots and the likelihood of damage to the pavement by construction vehicles, it was recommended that the streets not be accepted for public maintenance until the project is completed.

3) Northchase at Rivergate - \$7,500 Letter of Credit. The new owner, Third National Bank, has requested a 60-day extension for the final paving of Professional Park Drive. On a motion by Moore, seconded by Hitt, the request was granted.

Meeting was adjourned at 6:00 P.M.


 Nancy W. Allen
 Recording Secretary


 Sonny Ponder, Vice-Chairman