

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: June 3, 1991
 Time: 5:00 P.M.
 Place: City Hall

Present:

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

Absent:

John Coombs

Also Present:

Wm. D. Castleman
 Pete Ragan
 Bill Terry
 David Wilson
 Nancy Allen

The meeting was called to order by Vice-Chairman Ponder; prayer was offered by Driver. Minutes of the May meeting were approved on a motion by Garrett, seconded by Moore.

Item #1 (#12-91), consider 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 requests that it all be zoned commercial. There was no one present representing Mr. Johnson. On a motion by Garrett, seconded by Driver, this item was deferred until the July meeting or when Johnson re-submits his request.

Item #2 (#1-91), a request for reconsideration for approval of sign for Butch Duke at his Century 21 business located at 126 Long Hollow Pike, zoned CPUD. On a motion by Driver, seconded by Moore, the Board agreed to hear the request to reconsider. Because Duke was out of town and unable to attend the meeting, his attorney, William D. Castleman, agreed to represent Duke and make the request; he said he was not there in a legal capacity.

Duke's request is for a temporary use permit to use the sign in its present state; then the new sign will be put in place in three years; or sooner in 1-1/2 or 2 years if possible. Castleman presented a drawing of the proposed sign Duke wants to construct as soon as he is financially able. He and Duke had met with David Wilson and City Attorney Joe Haynes to discuss the sign.

It was pointed out that considerable time was spent studying this at the May 6, 1991, meeting. The recommendation made at that meeting was re-stated: "...to put the phone number on top, cut the pole so the sign will be the same height as the Creative Hair sign, and attach the balance of the pole on the opposite side of the sign. The sign is to be reworked within 3 years and plans brought back to the Board for review." That recommendation was passed unanimously by the Board. They agreed to allow the renovated sign to be used temporarily until Duke was in a better financial position to replace it with a new sign in no more than 3 years.

Castleman said he was not aware of the Board's recommendation for

Duke to re-work the sign before installing it temporarily at the Long Hollow Pike location. He felt this would be an expenditure Duke should not have to make at this time.

The Board felt they had been lenient with Duke in allowing him up to 3 years to put up the new sign...they would prefer that it be done much sooner. After considering Duke's request to reconsider, it was the decision of the Board that they could not deviate further from their efforts to upgrade signage in the city. On a motion by Garrett, seconded by Moore, reconsideration was denied and the Board's original decision will stand.

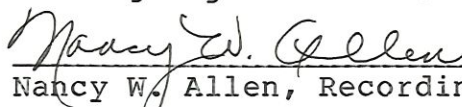
Item #3 (#13-91), consider the request for approval of a sign at 835 S. Dickerson Road, location of Carpet House, a new carpet business (formerly Riley's Carpets), zoned CPUD. There was no one present to address this request. Terry said the carpet shop was permitted since the building had previously been used for a carpet shop. Though the property is zoned CPUD, this is a non-conforming use, so the owner did not have to bring a site plan; however, the sign will be new and the Board is required to approve. The applicant apparently wants to use a painted sign made of plywood. Again, the Board is upgrading signage in the City, and a better sign should be recommended. On a motion by Garrett, seconded by Long, the request was deferred until the July meeting.

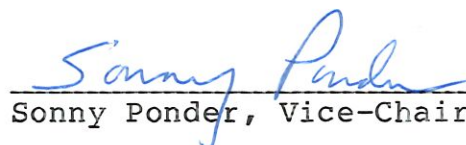
Following the published agenda, an additional item was discussed. Terry explained that the City Commission has passed on first reading (Ordinance No. 91-447) an amendment to the zoning ordinance. The intent is to permit the construction of small commercial projects without a detailed site plan as is required for major commercial buildings. A size of 2,500 square feet and smaller is a suggested break point. The difference would be that a small commercial building could be built with a drawing of the lot including dimensions rather than a full site plan showing the usual site details.

Garrett pointed out two issues: 1) there is a danger that we could lose control of what is allowable; and, 2) there is no way to address water run-off. Some existing situations were created when we didn't have a storm water ordinance. City Engineer Ragan said there is a continuous problem with drainage because the City had no plans in the past; we don't have an infrastructure. He would like for the City to study drainage in the old portion of the city if redevelopment is foreseen.

After further discussion of existing drainage problems, and the probable increase of those problems in the future should this amendment be recommended, on a motion by Moore, seconded by Hitt, the Board recommended that this ordinance not be passed.

Meeting adjourned at 6 P.M.


Nancy W. Allen, Recording Sec.


Sonny Ponder, Vice-Chairman

/nwa