

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 4, 1991
 Time: 6:30 P.M.
 Place: City Hall

Present:

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

Also Present:

Millard Bridges
 Pete Ragan
 Bill Terry
 David Wilson
 Nancy Allen

The meeting was called to order by Chairman John Coombs. Prayer was offered by Jim Driver. Minutes of the January meeting were approved as submitted.

Item #1 (#8-89), consider the request of Ragan-Smith-Murphy & Associates on behalf of John Dugger, Space Park Properties, for Final Plat approval of Resubdivision of Lots 9 and 10 of Mansker Industrial Park, Section 2, Sumner County Tax Map 141.

This is a resubdivision of the two existing lots which reduces the size of lot 9 and adds the area of the reduction into lot 10.

Terry said the resubdivision is to accommodate a buyer for lot 9. All improvements are installed and water and sewer are available. The lot has a large hole along one side which is several feet long and wide, and appears to be six to eight feet deep. This will have to be filled. Required monuments will need to be set prior to signing.

On a motion by Ponder, seconded by Garrett, Final Plat approval was granted for the Resubdivision of Lots 9 and 10 of Mansker Industrial Park, Section 2, subject to requests of the City Planner and City Engineer being met and approved.

Following the published agenda, Long asked to be heard with regard to a request from a private citizen to rezone his property. The Board agreed to hear the request. This is the property of Nelson Chapman at 201 West Cedar Street (Davidson County Tax Map 25-4, Parcel 13). The property is zoned R-10 and the request is to rezone to commercial. Because of health reasons, the owners need to sell the property (a duplex) and felt it would be more likely to sell if it were zoned commercial. Long suggested office zoning, feeling it would be a good buffer between the existing residential and commercial uses.

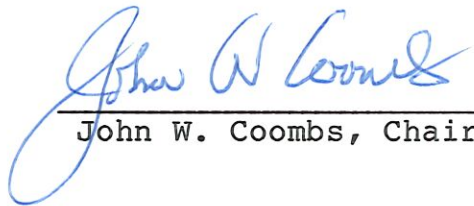
Terry showed slides of the Chapman house and the surrounding area. The area from Dickerson Road 400 feet west is zoned commercial, which puts the break between commercial and residential zoning on the east side of the Chapman property; French Street provides a natural zoning break from West Cedar Street south.

The property to the rear on Moncrief Avenue is also zoned residential, but several years ago a day care center was allowed on the lot directly behind the Chapman's, and this gave them reason to believe their property could be rezoned. (Note: A day care center was allowed in residential in the previous zoning ordinance.)

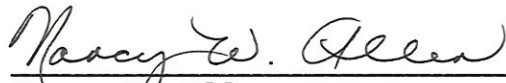
The size of the lot was discussed (95.8 x 141) and was determined not to meet the minimum lot size requirement for office. If this rezoning is considered, the Board would like the unanimous support of property owners in the area that would be affected. Also, several property owners have spent substantial money in improving their homes. This is one of the few older sections in the city that could be renovated, and encroaching into that residential area with commercial zoning would be an infringement not looked upon favorably. The Board has denied other similar requests.

Long was asked to relate the Board's position to the Chapmans. They certainly sympathize with their situation, but with the concerns raised, the request to rezone is not likely to be approved; however, if they would like to pursue, the Board could not turn down their request to be heard.

The meeting adjourned at 6:55 P.M.



John W. Coombs, Chairman



Nancy W. Allen
Recording Secretary

/nwa