

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 3, 1990
 Time: 6:30 P.M.
 Place: City Hall

Present:

John Coombs Jim Driver
 Bobbie Wilson Johnny Long
 Billy Hitt Jerry Garrett
 Sonny Ponder Grady McNeal

Absent:

Charles Moore
 Charlotte Morris

Also Present:

Ron Childress
 Wendell Talley
 Bill Terry
 Nancy Allen

The meeting was called to order by Chairman John Coombs. The new Board member, Bobbie Wilson, was welcomed. Prayer was offered by Jim Driver. Minutes of the November meeting were approved as submitted.

Item #1 (#21-90), consider the request of David H. Moss with Barge, Waggoner, Sumner & Cannon, Inc., for approval of a Final Plat of Resubdivision of Lot 5 (Sears) of the Rivergate Mall Shopping Center.

Terry showed plats of the entire Mall area, showing various ownership parcels within the Mall. The Sears store is apparently into some kind of disagreement with the owners of the Mall over the amount of taxes they pay and how the taxes are computed; therefore, Sears wants to have the Sears store platted as a separate parcel.

The staff reviewed the request; some minor corrections were needed on the plat and were made prior to the meeting. In addition, there Terry said there are 5 or 6 places where some entranceways and stairwells in the Sears store cross over the property line. We will require some kind of agreement from the adjoining property owners.

Ron Childress, Mall Manager, said this is being done only for tax purposes to accommodate Sears; it would not make Sears the owner of the property--ownership will still be in the name of Nashland Associates.

Motion was made by Ponder that, in light of the fact that there are already several different individually-owned parcels within the mall, the Final Plat of Resubdivision of Lot 5 (Sears) of the Rivergate Mall Shopping Center be approved. Motion was seconded by Garrett and passed unanimously.

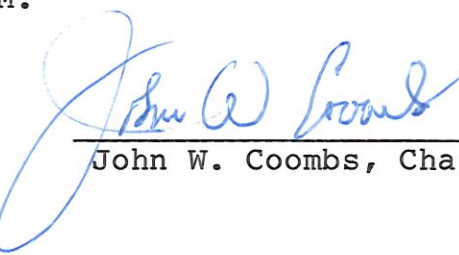
Item #2, discuss proposed amendments to the Sign Ordinance. Terry reviewed. These amendments have previously been before the Board and were recommended to the City Commission for adoption. Some questions arose in the Commission and they were deferred for further study. Recently, the Commission met in a work session and discussed the amendments and have referred them back to the Planning Board with some suggested changes. Those changes were

discussed and the recommended changes agreed upon. The ordinance (Ordinance No. 90-439) will be put back on the December 13 City Commission agenda for first reading.

The meeting adjourned at 6:55 PM.


Nancy W. Allen, Recording Secretary

/nwa


John W. Coombs, Chairman

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: January 7, 1991
Time: 6:30 P.M.
Place: City Hall

Present:

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

Absent:

John Coombs

Also Present:

Butch Duke
Pete Ragan
Bill Terry
David Wilson
Nancy Allen

The meeting was called to order by Vice-Chairman Sonny Ponder. Prayer was offered by Grady McNeal. Minutes of the December meeting were approved as submitted.

Item 1 (#1-91) consider the request of Butch Duke for Master Development Plan for a proposed real estate office building to be located at 126 Long Hollow Pike (next to Creative Hair Beauty Salon), Davidson County Tax Map 26-1, Parcel 133).

Slides of the area were presented by Terry. The property is zoned CPUD, which requires approval of a master plan prior to issuance of a building permit. Comments and requested changes from the staff review were:

1. Show existing sewer easements
2. Show location of water service
3. Parking not adequate; 15 spaces are needed, based on square footage of the building---14 are shown; however, the floor plan layout indicates many more offices. The offices will have to be restricted to coincide with number of parking spaces.
4. The ramp should be 12.5 feet from the east property line.
5. Need radii where ramp connects to pavement (15' radius of curb return).