MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

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

Present	Also Present	
Jim Driver	John Demerick	Bill Terry
Doyle Hasty	Charles Lowe	
Grady McNeal	Axon West	Absent:
Charlotte Morris	Ray Cole	John Coombs
Charles Moore	Billy Greer	Sonny Ponder
Johnny Long	David Wilson	Bobby Jones
Billy Hitt	Pete Ragan	

The meeting was called to order by acting chairman Jim Driver. Prayer was offered by Doyle Hasty. The minutes of the July meeting were approved as submitted.

Item No. 1 (#9-90), consider the request of Dave Demerick for approval the final plat of the Adams Subdivision, a three lot subdivision of Parcels 14 and 18 on Davidson County Tax Map 18-15 and Parcel 139 on Tax Map 18-16.

Staff analysis was as follows. The plat resubdivides three existing parcels and creates three new lots two of which already have houses thereon. One new building site is created which will front on the upper end of Moncrief. The plat needs some minor corrections: show the actual dimensioned location of the sewer line from the corner monuments, show nearest fire hydrant on both ends of Moncrief, add a citation for Map No. 18-16, Parcel 139, show class of survey and base for bearings, and show a ten foot public utility easement along rear property lines of lots 1, 2, & 3. Additionally, it should be noted that even though a six inch water line is in the street on the upper end of Moncrief, fire protection is inadequate in that area. The fire hydrants cannot be used due to the existing water system.

Discussion was related to how lot no. 1 was to be built upon and the necessity of staying off the sewer easement. John Demerick, representing the owner, stated that the lot would not be built on as long as Mr. Adams was alive and that the purpose of the subdivision was to sell the existing house on lot no. 2 to a son. Charles Moore moved that the plat be approved subject to the additions and corrections suggested by staff. Doyle Hasty seconded. Motion carried unanimously.

Item No. 2 (12-90), consider the request of Billy N. Greer for approval of a final plat the Nathan Greer Property, a two lot subdivision of Parcel 3, Sumner County Tax Map 143-J located on Long Hollow Pike.

The staff analysis was as follows. This plat divides one existing parcel into two lots one of which has a house upon it. The soils have been perked and there is sufficient good soil for the septic tank systems. The utility district by letter certified that the water main in the street is two inch. Fire hydrants are not installed. Surveying monuments have not been set.

Ragan suggested that the plat needed to show the location of drain fields. Ray COLE ~~White~~, the surveyor, stated that the county health department could't tell him where to locate them and didn't see the need for such. Discussion related to how to protect the drain field area from disturbance. Since the health department's note on the plat stated that before a house could be built or any construction started the drain field would have to be approved by the department, it was decided not to require the drain fields on the plat. Hasty suggested this be made a part of the minutes.

Doyle Hasty then moved that the plat be approved subject to setting the monuments. Second by Charlotte Morris. Motion carried unanimously.

Item No. 3, consider request of Charles Lowe with Ragan-Smith-Murphy & Associates for approval of a final plat of Northcreek Business Park, Section 6, Lot 11-B.

Staff analysis was as follows. This plat creates an additional building lot in the professional offices section of Northcreek Business Park. The plat meets all requirements. Final building plans still must be approved prior to issuance of a building permit.

Grady McNeal moved that the plat be approved. Second by Johnny Long. Motion carried unanimously.

Item No. 4, consider the request of Charlie Lowe with Ragan-Smith-Murphy & Associates for approval of the Final Master Development Plan for Northcreek Business Park, Section 4, Lot 12 for Professional Insurance Managers office building.

Staff analysis was as follows. This submittal constitutes the final master development plan for this section of the PUD. It includes the site and drainage plan, landscaping plan, and architectural plans. The plans meet the city's requirements for a PUD master plan. However, the architectural plans for the building leave a little to be desired. The building front appears to be too plain and the landscape plan could be improved. The building failed to meet with the approval of the architectural review committee for the business park. Staff recommended approval of the site and grading plan and deferral for the building and landscape plans.

Charles Lowe requested conditional approval of the plans pending revisions and approval of the architectural review committee. However, members of the board wanted to see the final building plans prior to construction. Charles Moore noted that all revisions should be made to the plans and then approval from the board should be sought. After further discussion, Moore moved and Billy Hitt seconded that the site and grading plans be approved so that preliminary site work can begin but that the architectural and landscaping plans be deferred for revision. Motion carried unanimously.

Other Items.

After completion of the regular agenda, Billy Hitt asked for approval to discuss another item. The board by consensus agreed to hear the request. Hitt presented a plat which showed the Hitt property on Springfield Highway and the position of the current zoning line on the property. He wants to rezone the part of the property which is zoned CG to IG like the rest of the property. This presentation was for information purposes only, and an official request will be presented at the next meeting.

Jim Driver then noted that some kind of official action should be taken to appoint a person as chairman to act in the absense of the chairman and vice-chairman. After discussion, Billy Hitt moved and Charlotte Morris seconded that Jim Driver be elected as acting chairman to preside over the meeting in the event that both the chairman and vice-chairman are absent. Motion carried unanimously.

The meeting adjourned at 8:00 P.M.

Jim Driver

Jim Driver
Acting Chairman

Bill Terry, Secretary