MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 2, 1990
Time: 6:30 P.M.
Place: City Hall

Present:	Absent:	Also Present:
Sonny Ponder	John Coombs	Robert Cantrell
Johnny Long	Bobby Jones	Mrs. James H. Ray
Charlotte Morris		Bill Lockwood
Doyle Hasty		Pete Ragan
Billy Hitt		Doug Hopper
Grady McNeal		Bill Terry
Charles Moore		David Wilson
Jim Driver		Nancy Allen

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

Item 1 (#7-90), consider request of Robert W. Cantrell for zoning amendment from R7 (High Density Residential District) to CSL (Commercial Service Limited District) for the purpose of converting an abandoned grocery building to a barbecue carry-out service on property located at 212 Old Brick Church Pike (Davidson County Tax Map 18-16, Parcel 146).

Cantrell brought a rough site plan. He also presented a petition signed by persons owning or residing at 27 locations in or near the area, who had no objection to Cantrell asking for rezoning for the commercial use as requested.

Terry presented slides of the area and reviewed the staff comments. There is no other commercial zoning or use in the immediate area--it would constitute "spot zoning". This would further violate the adopted residential land use policy plan which is to conserve existing residential areas and protect them from encroachment of incompatible activities. Also, both streets are narrow and unsuitable for any kind of commercial traffic. If approved, this would set a precedent for other lots in the area. Terry had advised Cantrell to this effect when he first came in with the request.

The Board considered the time spent in a thorough land use study and upgrading certain residential areas in the City, one of which was this area. Based on the fact that this would constitute "spot zoning", that the narrow streets would not allow commercial traffic, and rezoning would be setting a precedent, this request to rezone was rejected on a motion by Driver, seconded by Moore.

Item #2 (#8-90), consider the request of Tommy E. Walker, on behalf of property owner, James H. Ray, for approval of the

Final Plat of the James H. Ray Subdivision, a one-lot subdivision of Parcel 109, Sumner County Tax Map 140.

Terry showed slides of the area, which is located on Madison Creek Road near the intersection of Patton Branch Road. No utility or street construction is required, and due to the slope of the lot and the setback there should be no flood problems. Monuments are installed. The plat meets subdivision regulation requirements. This will create a legal lot, doing away with the front parcel (Parcel 108.01 on property tax map) and combine the two tracts. Some minor corrections requested by the staff have been made on the final drawing and a 30' right-of-way on Madison Creek Road has been dedicated.

On a motion by Long, seconded by Driver, the Final Plat of the James H. Ray Subdivision was approved.

Item #3 (#17-89), consider the request of Ted Kromer, with The Trion Group, for Revised Preliminary Master Development Plan approval of Goodlettsville Commons, a shopping center development at New Brick Church Pike and North Dickerson Road.

Terry advised that the questions raised at the staff review regarding location of entryways have been resolved. Recalculation of the drainage into the detention ponds reduces flows of the 10- and 100-year floods to a level below that which is leaving the site at this time. Requirements for preliminary approval have been met. The ditch which runs between lots 88 and 89 was discussed; a detailed plan may be required before the final plan is considered.

Bill Lockwood advised that Shops A, B, C, and D would be a part of Phase 1; E, F, G and H will be in Phase 2. The project will include sidewalks in front of the property down Dickerson Road.

On a motion by Long, seconded by Morris, the Revised Prelimninary Master Development Plan of Goodlettsville Commons was approved.

Item 4-a, request to release of letter of credit for Charleston Square, Section 4. Terry advised that the development of this subdivision is now complete. Public Works has made the necessary inspections and found that all improvements meet city specifications. Monuments have been installed. A motion by McNeal, seconded by Hasty, to grant release of the letter of credit for Charleston Square, Section 4, passed unanimously.

Item 4-b, request for a Resolution recommending acceptance of improvements in Charleston Square, Section 4. Terry explained that the current subdivision regulations provide a specified procedure for the acceptance of public improvements by the city. This involves a recommendation by the Planning Board that the City Commission approve a resolution accepting the improvements.

This is based on the assumption that the legislative body of a city is the only entity that can commit public funds for future maintenance.

A "Resolution of Acceptance of Public Improvements" was drafted by Terry. Discussion followed as to the need for a title search to be sure land is free and clear before acceptance by the City. This has not been the policy in the past, but was agreed that the city attorney should be asked to study. One question to consider is should this resolution of acceptance include the requirement of a deed of conveyance and be made a part of the subdivision regulations from here forward? This will be researched before the next meeting, but will not affect acceptance of Charleston Square, Section 4, improvements.

Motion was made by Long, seconded by Moore, to recommend that the City Commission accept the public improvements in the Charleston Square Subdivision, Section 4, for public maintenance and responsibility.

Item #5, request for reduction in principal amount of letter of credit for Echo Hills, Section 2. Terry advised that the streets, drainage and sewers are complete in Section 2 of this development; however, some repairs and maintenance need to be accomplished prior to acceptance. Public Works has recommended a reduced letter of credit in the amount of $30,000 (from $60,000) to cover the necessary items. Approval of this request was granted on a motion by Hitt, seconded by Driver.

The meeting adjourned at 7:30 P.M.

Sonny Ponder, Vice-Chairman

Nancy W. Allen
Recording Secretary

/nwa