MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

July 12, 1999 | 5:00 PM | Massie Chambers

Present:			Also Present:		
John Cannon	Susan Williams	Scott Trew	Bill Terry	Wayne Meadows	Mark Elrod
Jim Thomas	Mary Ann Gourley	Jim Hitt	David Wilson	George Welch	Wayne Mead
Absent			Jack Tompkins	Larry Wynns	
Jim Galbreath	Pat Lydon	John Coombs	Charlie Lowe	David Kuehnen	
Margaret Wall			Claudia Davis	Debbie Robinson	

Prayer was offered by Jim Thomas. Minutes of the June 7, 1999 regular Planning Board meeting were adopted as submitted. Bill Terry indicated Item #4 has been withdrawn by staff.

Item #2 (9.1#8-94) to consider request of Larry Wynns, to approve plat amendment for Lot 52, Wynlands Circle, Sumner Co. Tax Map 143 Parcels 17.01 and 17.02.

Staff reviewed. Bill Terry noted this amendment will move the driveway location to a side street. The grade at the present location would be at 14.6%. By moving the driveway to the Tamela Court side, the driveway grade will be at 5.5%.

Jim Thomas made a motion to approve the plat amendment. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #1 (9.1#28-96) to consider request of David Kuehnen, P.E., Gresham Smith and Partners, to approve revised site plan for Dollar General Corporation, Mission Ridge Drive, to include a Heliport, Davidson Co. Tax Map 26, Parcels 107 and 111.

Staff reviewed. Bill Terry noted Dollar General Corporation has constructed a heliport landing pad on top of their headquarters building. The contractor applied for approval from the FAA but forgot to obtain approval from the City. The heliport was originally planned to be on the ground and later changed to be built on top of their building. There have been a couple of questions about safety and noise.

David Kuehnen noted their approach would exclude Wade Circle, and Windsor Green would be approximately 200 feet below the helicopter pad. They anticipate approximately ten flights per month during business hours and during the regular work week. Night flights and landing would only be in an emergency situation. The Fire Department has expressed concern about the access to the pad. They will provide a second access point from the penthouse to the pad.

Jim Thomas noted the City has a responsibility in their response capability. He recommended that Dollar General be required to work with Chief Gibson to answer questions and pursue additional orientation and inservice training with the helicopter and the pad.

John Cannon expressed concern about the flight pattern going over Windsor Green with 1500 residents. Kuehnen stated the FFA has not approved their application yet and it might be possible to recommend changing the pattern to go over the interstate. Jim Thomas suggested that the company indicate to the City that its intended time usage is normal business hours and the approach plan is to avoid the residential areas. David Wilson recommended a meeting with the appropriate personnel from Dollar General to discuss these questions with Bill Terry, John Cannon as a representative of the Planning Board, and Fire Chief Gibson.

Mary Ann Gourley made a motion to defer and that the recommended meeting would be scheduled. Jim Hitt seconded the motion and the board unanimously approved.

Item #3 (9.1#5-94, 9.1#19-94) to consider request of George Welch, P.E., Ragan Smith Associates, for bond release for Woodwyn Hills, Section 1, and Braxton Park, Sections 1 and 4.

Staff reviewed. Bill Terry stated he and Bill Brasier have conducted an inspection of the developments. The major items have been completed but there are a number of items remaining, including submission of as builts, monuments, etc. In Woodwyn Hills, the turnaround needs to be taken care of and a fire hydrant needs to be installed. In Braxton Park most of the items are taken care of, but there is a small pavement failure that needs to be repaired.

Jim Thomas made a motion for conditional approval of the bond release, subject to the final approval of staff pending the completion of the items on the punch list, and to recommend to the Commission to accept the improvements for public maintenance. Susan Williams seconded the motion and the board unanimously approved.

Item #5 (9.2) to consider Ordinance 99-581, an ordinance for a 180 day moratorium for new apartments, for discussion.

Staff reviewed. Bill Terry stated the purpose of this ordinance is to allow the Planning Board and City Commissioners the opportunity to review our existing regulations relating to these type developments, particularly regarding density and the pending landscape ordinance. A recommendation from the Planning Board is requested by the Commission before the second reading of this ordinance.

Jim Thomas questioned if there are any projects being considered for new apartment developments. Terry stated there are not any beyond the talking stage at this time. One developer is considering a request to rezone a parcel for apartments.

Susan Williams made a motion to recommend to the Commission to approve the ordinance. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #6 to consider staff recommendations regarding pumping stations in new private developments within the City.

Staff reviewed. Jack Tompkins distributed a cost analysis for pumping stations with three options. He stated the Planning Commission is not required to act on this issue. He added the City gets most of the revenue to operate the sewer systems from sewer billing. It would be possible to determine a break even point where the revenues would equal costs in relation to the number of homes on a pumping station. If a developer is allowed to construct a pumping station, there is the potential that a number of smaller parcels would develop. The funds required to maintain a pumping station serving a smaller number of homes could be going to improvements elsewhere if the same homes were on a gravity system. Bill Terry noted if the City allows development on septic systems and then those systems fail, the City is obligated to sewer the area.

Another option would be to recommend that the City modify the tap fee schedule to allow developers to pay the long term cost of small developments requiring the use of pumping stations. Inflation could be an issue in the replacement cost. Lowe noted it is appropriate for the developer and not the City to bear the burden of the expense.

Tompkins stated a third option is to recommend that the City Commission allow development to proceed under the current fee schedule with the cost being absorbed on a City wide basis. The long term cost would be absorbed by all sewer customers. Cannon stated the decision should not be based on the profit to a developer and the public should not fund a financial windfall for a developer.

Susan Williams recommended more information be supplied, including cost analysis and a determination of the point where the fees charged by the city would equal the expenses incurred per lot for the maintenance of a pumping station.

Susan Williams made a motion to defer. Jim Thomas seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:23 p.m.

Claudia Davis

Claudia Davis, Recording Secretary

John Cannon, Chairman