

MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

July 6, 1998

5:00 PM

Massie Chambers

Present:

Jim Galbreath	John Coombs
Pat Lydon	Gary Webster
Jim Hitt	Susan Williams
Mary Ann Gourley	Jim Thomas

Absent:

Margaret Wall	John Cannon
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Also Present:

Bill Terry	Ed Corlew
David Wilson	Teresa Galbreath
Claudia Davis	Dave Johnson
Charlie Lowe	Deborah Church
Jack Tompkins	Doug Collins
Renee Hoffman	

The meeting was called to order by John Coombs, Chairman. Prayer was offered by Jim Thomas. Minutes of the June 1, 1998 meeting were adopted as submitted with corrections noting Jim Thomas was absent and Jim Hitt was present. Bill Terry indicated Items #3 and #6 have been deferred. He suggested Item #4 be heard first as it involves a minor issue, so that the representative could avoid waiting through probable lengthy items scheduled on the agenda.

Item #4 (9.1 #9-97) to consider request of Tommy E. Walker to approve final plat of re-subdivision of Wilson Hoffman, Jr. Lot, Madison Creek Road, S.C. Tax Map 140, Parcel 45-01.

Staff reviewed. Bill Terry indicated the owners wish to increase the size of this one lot subdivision and this plat adds 50 feet to the rear of the lot off the remaining farm property. There are a few minor corrections that need to be made that have been conveyed to the surveyor.

Pat Lydon a motion for approval of the plat, subject to the corrections recommended by staff. Gary Webster seconded the motion and the board unanimously approved.

Item #1 (9.1 #6-90) to consider request of Ed Corlew for release of the performance bond for improvements in Rolling Meadows.

Staff reviewed. Bill Terry indicated the city required that a performance bond be posted on the last phases of Rolling Meadows to secure improvements would be completed according to the plans. The bond has been reduced as paving and other improvements were completed. The builder is requesting that the remaining \$10,000 on the bond be released. The improvements are complete and there have been three different inspections with three punch lists made by the city staff, public works, and the developer. The parties involved have signed off on the items at issue on these inspections. Since the completion of the last phases, drainage problems have developed in the older buildings located downhill from the last buildings built. The homeowners association questions if the improvements are satisfactory and have obtained an engineering report with recommendations, including a new drainage ditch between the rows of buildings with various outflow points. This item has been delayed for about three months while the association obtained this report. John Coombs recommended the engineering report be made a part of the minutes.

Jim Thomas questioned a comment in the engineer's report that there are drainage structures that terminate without an outlet. He inquired if the drains had an outlet onto the pavement, would the problems be alleviated.

Dave Johnson, Barge, Waggoner, Sumner & Cannon, engineer for the homeowners association, responded the problem would not be resolved. He noted some of the 4" downspouts from the buildings empty into a 4" drain and the size is inadequate. He added the last buildings constructed are too close to the other buildings, in that the water flow goes over the swale. The original plans showed the swale to be graded to drain which he noted has not been done. There is not enough fall to the project to drain and the swale is not effective.

Ed Corlew noted he had added the downspouts and collector drains and regraded the swale after the drainage problems occurred. He noted the utility lines had been installed by then and the swale improvements were difficult.

Dave Johnson noted the projected cost to make the recommended improvements, including replacing drainage pipes, ditch the swale area, install sidewalk drains, sodding and stabilizing, would cost \$35,500, up to \$82,000 with potential added costs due to making these improvements after the project is finished out with buried cables, landscaping, etc.

Jim Thomas asked for clarification of the issue, that the developer has asked for the release of the remaining bond as all issues related to the permitting of the project initially have been made?

Bill Terry noted the project was over a long period of time. It was originally approved in 1984, including the contour lines for the development. Later there was a two to three year period when construction stopped. The last five sections were then built out which included the units on the higher elevation in question. There were setback problems due to the utilities and some of the units were moved with the requirements to the developer regarding flows being no more than before the units were built. The City can only require of the developer what was approved on the plan, which has been done. The problem is that the drainage plan that was approved is not working.

Dave Johnson inquired if there is an engineered drawing showing the moved buildings. Bill Terry replied the subdivision plat shows the building location. The original master plan shows the general location and the final plat for each section shows the location where they are actually located.

Ed Corlew indicated due to FHA requirements, he had to reduce the density of the development from 120 to 92 units to handle the drainage. Jim Hitt inquired and Bill Terry confirmed, the contractor has complied with the requirements. Jim Galbreath asked for clarification of the initial requirement of the bond. Bill Terry indicated when the bond was required, the last two or three buildings were under construction. To record the plat, a bond was required to insure that the improvements would be installed, including the pavement, survey monuments, drain pipes, etc.. Ed Corlew reiterated there have been three different punch lists and three different inspections conducted.

John Coombs inquired to Dave Johnson, if the swale is eliminated and the downspouts

connected, would the problems be corrected. Johnson noted the ditch is recommended and drainage should connect to the street.

John Coombs noted this City is obliged that the developer puts on the ground what is on the paper. Ed Corlew indicated he has agreed to connect the drain pipes, however head walls and other issues recommended were never a requirement. Bill Terry responded to Gary Webster's question, that they may need to do an on ground inspection again to confirm if the downspouts drainage pipes are in fact dead ended or not connected to drain onto the pavement. Jim Thomas expressed concern about yet another inspection after three inspections have already been made.

Charlie Lowe noted, the bond is to insure and is a direct relationship with Ed Corlew and the City. Bonds are put in place for public improvements, drainage within easements, streets, monuments, etc. from the plans submitted and approved. The liability that those improvements will work is that of the developer's engineer. The improvements approved have been accomplished. In the homeowners association relation to the developer, private elements of the development are managed, much like a dishwasher that does not work. Jim Galbreath agreed the licensed engineer of the project bears the liability that what he engineers will work.

John Coombs restated that the City's obligation is to insure that what is on the approved plan is what is on the ground, and the engineer of the plan is obligated that what is on the plan works. He proposed that there be one final inspection by the City staff, engineer for the homeowners association, and Ed Corlew, to assure the board that what is on the plan is in fact what is on the ground and if so, the City is obligated to release the bond.

Pat Lydon made a motion to defer to the August meeting, subject to a reinspection of this site. Jim Hitt seconded the motion. The board approved with Jim Thomas opposed.

Item #2 (9.1 #1-98) to consider request of L. Steven Bridges, Jr. to approve final plat for The Hill Place - Phase One, Davidson County Tax Map 25, Parcel 70.

Staff reviewed. Bill Terry noted the preliminary plat for this eight lot subdivision was previously approved. This plat creates three new lots for development. There are a few technical revisions that need to be made which have been recommended to the engineer.

David Wilson inquired if these homes will be two family dwellings. Steve Bridges indicated they would most likely be duplexes. Jim Thomas inquired if there are any other duplexes in proximity to this property. Bridges indicated there is a duplex on the adjoining southeast boundary and also down Brick Church Pike. Bill Terry noted that duplexes are allowed in an R15 district where the lot has twice the required square footage for a single family dwelling.

Jim Thomas made a motion for conditional approval, subject to the corrections recommended by staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #5 (9.1 #11-98) to consider request of Chuck Kemp, Cantrell Kemp Surveyors, to approve amendment to dedicated right-of-way to Lot 81-A, Section Three, Ranchwood Estates, Davidson County Tax Map 25-7, Parcel 14.

Staff reviewed. Bill Terry indicated there is an undeveloped tract of land that lies behind Lot 81-A. There is an unbuilt street, Barber Drive, which borders Lot 81-A which provides access to this undeveloped tract and another parcel. The border of the two tracts lies at the center of Barber Drive which only provides 25' of access width to the undeveloped tract behind Lot 81-A. Virgil Ray owns both Lot 81-A and the undeveloped tract behind it, and he wants to dedicate a portion of the Lot 81-A parcel to assure a minimum of 50 feet access to his tract in the rear. A revised plat has been received and there are a few minor technical and typographical corrections to be made, including a signature block for Mr. Ray's spouse.

Gary Webster made a motion for conditional approval, subject to the corrections recommended by the staff. Jim Galbreath seconded the motion and the board unanimously approved.

Non-Agenda Items

90 Day Moratorium for Communication Towers

Bill Terry indicated in the last eighteen months, the City has approved four new communication towers and another request has been received. Because of the telecommunications act of Congress two years ago and the advances in this industry, there are apparently going to be many more towers erected. Our Zoning Ordinance does not adequately deal with this issue. In order to review our ordinance on this issue, staff recommends that a 90 day moratorium be considered to allow time to draft revisions to the ordinance.

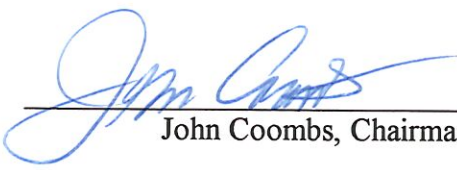
Gary Webster made a motion to establish direction from the Planning Board to the City Commission recommending a 90 day moratorium on communications towers. Jim Hitt seconded the motion and the board unanimously approved.

Public Hearing for Conference Drive Widening Project

Bill Terry announced TDOT will hold a Public Hearing at City Hall on July 23, 1998 at 5:00 p.m. John Coombs asked that the City's recommendations for detention be made part of the record at the public hearing.

The meeting was adjourned at 6:30 p.m.


 Claudia Davis, Recording Secretary


 John Coombs, Chairman