

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: August 3, 1992
Time: 5:00 P.M.
Place: City Hall

Present:

Sonny Ponder
Charles Moore
Charlotte Morris
Billy Hitt
Jerry Garrett
Grady McNeal
Jim Driver
Gary Webster

Absent:

John Coombs
Bobbie Wilson

Also Present:

Charles Lowe
Pete Ragan
David Wilson
Bill Terry

The meeting was called to order by Vice-Chairman Sonny Ponder. Prayer was offered by Grady McNeal. Jerry Garrett moved and Jim Driver seconded that the July minutes be approved as submitted. Ponder welcomed Gary Webster as a new member recently appointed to fill the unexpired term of Jim Driver who now sits as the representative of the city commission.

Item #1 (#3-92), hear report from the committee to study renaming the Dry Creek extension road. Terry reported the previous actions of the committee whereby the name Solitude Drive was selected as a new name but then it was discovered that a Solitude Circle was already in existence. Therefore, the committee decided another name would be more appropriate to avoid confusion. Committee chairman Billy Hitt noted that the preferred name was still Dry Creek Road since ultimately, the two sections of Dry Creek Road would be joined by the development of the Worrell Farm. Also discussed was the problem of property numbering since most of the property numbers are under Metro's jurisdiction, and Metro doesn't want to have to renumber the property. Garrett suggested naming the road Dry Creek Road and write the Metro Public Works Director asking for his cooperation in developing a numbering system. Hitt moved that Garrett's suggested be approved. Moore seconded and the motion carried unanimously.

Item #2 (#5-92), reconsider the request of Rocky Montoya, on behalf of James Conner, for approval of a Preliminary Plat for Conners Subdivision. Terry noted that this item should be deferred at the request of Montoya.

Item #4, heard out of order, consider the request of Charles Lowe, on behalf of the owner, for approval of a Final Plat of Northcreek Commons, Section 5. Terry showed slides of the location and described points about the plat. He noted that monuments needed to be set, and the sewer easement located principally on lot 5 be increased by five feet. Another fire hydrant may be required if a motel is built on the site as proposed, however, this will be addressed on a site plan to be submitted. The right-of-way of

Conference Drive was discussed relative to its future widening by Hitt. It was noted that an additional right-of-way of about five feet was shown on the plat. Pete Ragan explained the engineering and design of the new Conference Drive and the criteria established for driveways and right-of-way. He noted that the criteria could change depending upon how the street is financed and whether state or federal funds are involved. Charles Lowe also noted that the developers had already dedicated ten feet off this tract on a previous plat. Discussion continued on the precedent of right-of-way dedication along the entire distance of the Conference Drive. It was generally agreed that the city would expect the right-of-way to be dedicated for the widening of Conference Drive whenever it occurs.

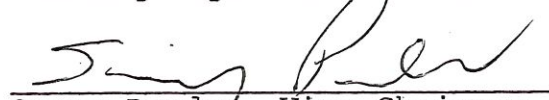
Garrett noted that the right-of-way reservation shown on this plat should be dedicated rather than reserved. Ponder suggested that the board may need more information on the widening of Conference Drive, the impact upon adjoining properties and how it may affect planning board decisions. Driver moved that the approval of the plat be deferred pending further information. Second by Hitt. Motion carried unanimously.

Item #3 (#10-92), consider request by petition to study the annexation of an area of Hogan Branch Road. Terry presented slides of the area of Hogan Branch Road showing the streets, types of houses, and the general landscape. Next, the board discussed the annexation report as prepared by staff to identify costs and revenues. (Said report is included as a part of these official minutes.) Also discussed was whether all or most residents of this area were in favor of the annexation, whether the City of Hendersonville needs to be notified, and when a referendum could be scheduled. There was general agreement that a public hearing before this board should be scheduled prior to making a recommendation to the city commission.

Driver moved that a public hearing be conducted at the September meeting with all property owners being notified by mail and a notice being run in the newspaper. Garrett seconded, and the motion carried unanimously.

It was decided that due to the Labor Day holiday, the next regular meeting will be held at 5:00 PM on September 14.

There being no further business, the meeting adjourned at 7:15 PM.


Sonny Ponder, Vice-Chairman

W. W. Terry, Secretary and
Planning & Codes Director

WWT

ANNEXATION REPORT

HOGAN BRANCH AREA

At the July meeting a petition was presented to the planning board requesting that an area along Hogan Branch Road be annexed into the city. This report is for the purpose of analyzing the costs and revenues of such an annexation as well as the potential effect on existing municipal services.

DESCRIPTION OF AREA

The area proposed for study is shown on the attached map and basically involves the properties which front on Hogan Branch Road for a distance of about one mile. The individual parcels vary in size from one acre to over 30 acres and generally have a high ratio of lot depth to width. The terrain is rolling to steep and except for the maintenance of some lawn areas, is heavily wooded. While there are two houses on one acre lots, the overall density is very low with a pattern of one house to a five or ten acre tract.

Future development and subdivision is possible, however, due to the steep slopes, the area is not conducive to standard tract subdivisions of one acre lots such as the Mallard Creek Subdivision which is now being developed.

Hogan Branch Road is the only public road servicing the area, and it is in very good condition with an asphalt surface. There is one drainage pipe under the road, about 50" in width, and no problems are apparent.

All development appears to be single family homes. One of these is a mobile home which would become nonconforming under the city's zoning.

MUNICIPAL SERVICE REQUIREMENTS

Police

Police protection will become available the effective date of the annexation. The area to be patrolled will be expanded but no additional personnel are required.

Fire

Fire protection will be provided and is probably the most critical factor. The distance of this area from the fire department is in excess of five miles which is a maximum distance in order to be considered protected by the fire insurance rating organization, the Insurance Service Office. A conversation with an ISO representative indicates that since the area involved is small with only low density single family housing, the city's overall fire rating will not suffer. However, this is stretching the distance,

and if the city should continue to grow in this direction, a fire hall location other than the existing one would need to be considered.

There is apparently a six inch water main serving the area. No fire hydrants exist beyond the one which is now at the city limit line. Five new hydrants will need to be installed. Via telephone conversation, Bill Thompson, manager of the White House Utility District, indicated that the district will install the hydrants at no cost to the city.

Public Works

Garbage collection and street maintenance will begin upon annexation. As noted, Hogan Branch Road is in good condition and should not need any maintenance for several years. Garbage collection will involve a cost to the city. While the additional homes can be added to the route structure, the annexation will result in a shift of the routes. It will also push existing personnel to about the maximum limit that can be served. Street lights will not be provided, and only one traffic sign is involved.

Codes and Zoning Enforcement

Codes inspections will be provided with existing personnel. The additional area should be no problem to serve. However, as with any area that is subject to new development, new construction places additional loads on the staff. Building permits will be required, and this is different from what is now enforced by Sumner County. The county zoning is also different from the city's. The area is zoned for 40,000 square foot lots, and mobile homes and duplexes are permitted. City zoning would prohibit mobile homes and duplexes. Due to the nature of the area, the board should perhaps consider recommending agricultural zoning.

Parks

The people who live in this area most likely already use the park and recreation facilities of the city so no additional costs or demands are expected.

Revenue/Cost Summary

Anticipated revenues include the property tax and state-shared taxes. The property tax is shown in detail on the attached property tax table. State-shared taxes are calculated on the basis of population. Upon annexation, a census will have to be taken and then submitted to the state for inclusion for the next fiscal year. Until a census is taken, an estimate can be made using the number of households and the average family size as enumerated in the 1990 Census. Thus, 26 households times 2.5 persons per household yields a figure of 65 people.

Potential revenues are as follows:

Property Tax	\$1,109
State-Shared (per capita)	
Sales (40.57)	2,637
Beer (.46)	30
Special Petroleum (2.61)	170
Gross Receipts (5.50)	358
Street Aid Fund (25.39)	1,650
Total	\$5,953

The only immediate costs to the city are in the area of garbage collection. Street maintenance will eventually be needed but that can't be projected. Any other potential costs would come in the area of additional personnel required to maintain a certain level of service in all areas of government as growth occurs.

Potential costs are as follows:

Garbage Collection	
Increased tipping fees	\$700
Fuel	100
Truck Service	100
Total	\$900

Conclusion

From a cost/revenue perspective, the annexation will be cost effective. It should be noted that over time, as the city boundary expands toward the east, service delivery costs will increase. However, this is also the only direction in which the city can grow and expand if that is a goal of the city.

PROPERTY TAX BY PARCEL

NAME	PARCEL	SIZE	APPR VALUE	ASSD VALUE	TAX
LITTLE	106.00	2.64	78900	19725	33.53
MOORE	106.01	2.51	77000	19250	32.73
CAMPBELL	107.00	10.50	46000	11500	19.55
ROBERTS	107.01	8.26	94600	23650	40.21
ANDERSON	108.00	10.83	87400	21850	37.15
MILLER	109.00	27.05	123400	25750	43.78
BURGE	110.00	14.00	158700	39675	67.45
HACKNEY	111.00	14.11	37400	9350	15.90
MILLIKEN	112.00	12.97	128000	32000	54.40
MILLIKEN	112.01	12.91	124500	31125	52.91
BENNETT	113.00	26.50	23700	1150	1.96
BENNETT	113.01	30.42	249800	57150	97.16
LEGGETT	113.02	5.56	156100	39025	66.34
BENNETT	114.00	15.96	14200	700	1.19
BROWN	115.00	12.68	82200	20550	34.94
TODD	115.01	9.78	108600	27150	46.16
FIELDS	116.00	9.45	25000	6250	10.63
CORDELL	119.01	12.38	103700	25925	44.07
HUNT	119.02	12.38	32800	8200	13.94
HUDDLESTON	120.00	25.90	56900	9925	16.87
HUDDLESTON	120.01	1.97	58900	14725	25.03
LUCKETT	121.00	9.11	117700	29425	50.02
SETTLE	121.01	4.03	15000	3725	6.33
ST CLAIR	121.02	5.90	82000	20500	34.85
BLOODWORTH	121.03	1.82	7700	1925	3.27
BLOODWORTH	121.04	3.69	73200	18300	31.11
PONDER	122.00	5.70	98200	24550	41.74
TOHILL	122.01	1.82	6800	1700	2.89
TOHILL	122.02	1.96	7300	1825	3.10
WHITE	123.00	6.56	84400	21100	35.87
HARRISON	124.00	4.34	26900	6725	11.43
ROBERTS	125.00	5.88	62000	15500	26.35
FERGUSON	126.00	2.46	133800	33450	56.87
WILLIS	127.00	1.00	46900	11725	19.93
HASSELL	127.01	1.00	43400	17360	29.51
TOTALS		334.03	2673100	652435	1109.14