

MINUTES OF SPECIAL CALLED MEETINGGOODLETTSVILLE PLANNING & ZONING BOARD

Date: August 15, 1991

Time: 5:00 P.M.

Place: City Hall

Present:

Jim Driver
Billy Hitt
Grady McNeal
Bobbie Wilson
Johnny Long
Jerry Garrett
Charles Moore

Absent:

John Coombs
Sonny Ponder
Charlotte Morris

Also Present:

Pete Ragan
Charlie Lowe
Ken Belcher
Steve Maxwell
Michael Baron
Bill Terry
David Wilson
Nancy Allen

The meeting was called to order by Jim Driver, acting Chairman. Prayer was offered by McNeal. Approval of the minutes of the August 5 meeting were deferred until the October meeting (there will be no September meeting).

The only item to be considered was Site Plan review for the expansion of Anchor Wire Corporation. Terry apprised the Board members of the staff review meeting this date to consider the plans. Since that meeting, plans have been revised which include landscaping plans, but have not been reviewed. (#17-91)

There are two issues of importance to consider: 1) the drainage problem, and 2) the lack of water pressure to provide adequate fire protection.

With reference to the drainage problem, the site plan shows a detention pond on the back side of the proposed new building which will take care of the Phase 1. It is important to note that the other two buildings they propose in Phase 2 and Phase 3 would exceed the capacity of this drainage pond. Charlie Lowe was aware of this, saying the request was for approval of Phase 1 only, for which the detention meets requirements.

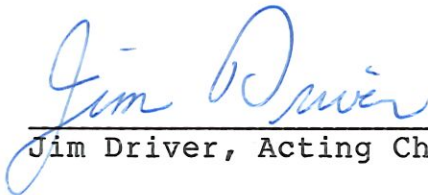
The major problem is fire protection. The existing building now has a fire flow requirement of over 3,000 gallons per minute; however, the availability from existing fire hydrants is no more than 1,000 gallons per minute. There is not enough water on site to fight a fire. A decision needs to be made with the realization that this addition will add to an existing problem. One solution would be the installation of a 500,000-gallon fire suppression water storage tank. Also, the Fire Department pointed out there is no way to get behind the building with a fire truck. They would like to require a standpipe in the rear of the building. The pipe connection would need to be from the front and installed before the concrete slab is poured.

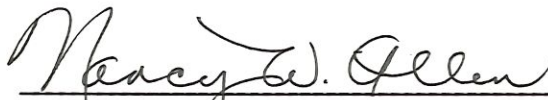
The plant manager advised that they had considered installing a sprinkler system, but none was required for the size and type construction of their building. When water is available they plan to install a sprinkler system. He said they have known of the water problem and had considered installing a water tower but the cost was prohibitive; however, before they go into Phase 2 they may require it themselves. It was suggested they talk to Madison Suburban Utility District who may be willing to work jointly with them to not only solve their problem, but to improve the overall water system.

Also, there is a drainage structure running under the railroad just to the north of this location which appears not to be functioning. We need to determine if it is functioning. If there is some obstruction, a definite determination should be made as to whose responsibility it is to correct this problem. Opening up that drainage structure might help with the drainage problem on the west side of the railroad.

On a motion by Garrett, seconded by Moore, the Site Plan was approved as presented subject to the recommendations of the Fire Department, subject to approval of the landscaping plan, and subject to a notation of inadequate water pressure for firefighting purposes.

The meeting adjourned at 5:30 P.M.


Jim Driver, Acting Chairman


Nancy W. Allen
Recording Secretary

/nwa