



Community Forum

Year in Review — 2009

Volume 3 Issue 1

Where Have We Been? Where Are We Going...

Inside...

Where Have We Been? Where Are We Going?	1
GIS Mapping	2
Construction Report	3
Coming Soon to a Street Near You!	3
Show us the Money	4
Planning Commission Continued to Review a Variety of Applications	4
Population Growth	5
Board of Zoning Appeals Maintains Consistent Case Load	5
Interactive Mapping on the Web	6
Meeting Schedule	6

2009 brought many changes for the Planning and GIS (Geographical Information Systems) staff. Development applications continued to be lower than previous years. This change in workload allowed us to take a harder look at the “big picture”. The GIS staff continued to work on data gathering for the various utilities, building more accurate mapping of existing data.

Due to budget cuts we lost one staff member, a Planner. Fortunately, Seth Rivard was able to find a planning position in Jefferson County, West Virginia. Based on budget cuts in other departments, our five person staff took on additional responsibilities such as assigning street addresses for all new plats and site plans throughout the city, approval of street names to avoid name duplication, providing recorded utility plans per request, verification and location of sewer and determining availability, applying for various grants, and working with the 2010 US Census Bureau.

Planning Staff led the discussion for several amendments to the Sign Ordinance relative to signs facing the interstate and Zoning Ordinance relative to fences in front yards and expanding the commercial and industrial districts in which places of worship are allowed.

GIS Staff continued to work with staff from the various

utility departments to build databases showing not only where certain features such as sewer manholes and water and gas valves are located, but also to gather information related to the size, material and condition of pipes. Work is also continuing on building a storm water mapping system by GPS data collection and review of as-built information.

The city GIS Team is now an active member of the Wilson County GIS Committee. Prior to 2009 this committee’s members were selected from the County Commission and 911 Emergency Board. The city’s GIS Manager was elected chairperson for this committee; the goals of this committee include further educating the public about GIS and enhancing GIS operations and functionality within city and county agencies. Another function of the city’s GIS Manager is acting

as GIS coordinator, organizing and scheduling GIS user group meetings and developing an emergency GIS team to assist WEMA in disaster situations.

The Planning and GIS Staff has named 2010 as the year of education. We have decided that one of our most important roles is to educate the decision-makers and public in order to help them make well-informed decisions and understand more about the development process. It is our intention to continue to provide educational opportunities for City Council and the various boards and commissions on a variety of topics. As part of providing information, the GIS user group will schedule demonstrations using applications of GIS. Please contact us with your development- and GIS-related questions.

City of Lebanon

City Hall
200 N. Castle Heights Ave.
Lebanon, TN 37087
www.lebanontn.org
Phone: 615-444-3647
Fax: 615-443-2899

To help us provide meaningful and interesting educational opportunities, we need to hear from you— What is your vision for the City of Lebanon? • How do you want our community to grow & develop? • What is important to you in terms of development—not only in our review process, but our current development regulations? • What information would be helpful to you as you make decisions or plan for the future?

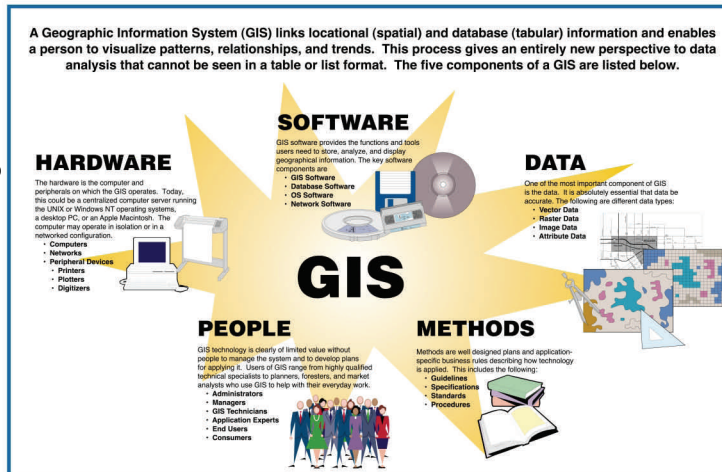
GIS Mapping

The mission of the **Geographical Information System (GIS) Team** is to provide accurate and current spatial data for each department in the City of Lebanon, to offer support in the use and analysis of information, and to make data available to the citizens of Lebanon. The GIS Team consists of 3 full time staff members with combined 30 plus years of experience in GIS. Each member is well trained in the use of Environmental System Research Institute (ESRI) ArcGIS software and operation of Global Positioning System (GPS) collection units.

Lebanon has made much progress over the last ten years with this technology. Yet the GIS Team remains committed to meet the demands of each city department, providing accurate and complete data. In this era where accurate data is demanded and quick access to data is required, the City of Lebanon must be equipped to meet this need.

BASE DATA

GIS began for City of Lebanon, in 2000 when the city joined a consortium with Wilson, Williamson and Davidson Counties to acquire base mapping data, topographical, planimetric and ortho-photography. In



the Spring of 2002, the city received this data and by 2003 the Engineering/Planning Department had purchased software (2 seats of ArcGIS) and hardware (large document color plotter, black and white plotter and scanner) designed to run and use this new data. In 2005, the department purchased a Leica GS-20 GPS collection unit. In 2006, the city received a third seat of ArcGIS and a Trimble Recon GPS unit through a grant courtesy of the Municipal Technical Advisory Service and Tennessee Wildlife Resources Agency. An update to this GPS collection unit was purchased which allowed sub-foot accuracy of data collected. Also, in 2006 the county area was flown again and by the end of the year updates to city and county

base data were available.

UTILITY DATA

Since 2006, with the use of base data and GPS collection units, the GIS Team has created accurate data sets for each utility. The City of Lebanon has ownership of four utilities: gas, water, sanitary sewer, and storm water sewer. Here is a brief summary of the features that are contained in each utility data set.

WATER UTILITY

The City of Lebanon serves 10,173 water customers; we have approximately 220 miles of water lines, 3,400 valves & 1,570 fire hydrants - (total features = 7,347). (Does not include service lines; they have not been mapped.)

GAS UTILITY

The City of Lebanon serves 6,791 gas customers; approximately 226 miles of line, 1,804 valves, 179 service lines, 160 tap tees, 121 casing pipes, 74 farm taps, 29 regulator stations, 29 inserts - (total features = 4,805). (Does not include meters or all services lines; they have not been mapped.)

SANITARY SEWER UTILITY

The City of Lebanon serves 9,657 sanitary sewer customers; 222 miles of line mapped and

24+ miles that have not been converted from CAD (*Computer Aided Drafting*) map to GIS format, 4,300 manholes, 66 pumping stations, 41 cleanouts, 11 valves - (total features = 6,150) (Does not include service lines; they have not been mapped.).

STORMWATER UTILITY

Currently the GIS shows 290 pipes (7.5 miles), 1,220 catch basins, 169 culverts, 140 outfalls, 130 headwalls, 86 manholes, 50 ditches, 9 detention ponds, 9 injection wells (total features = 2,103)

Combining all utilities we have mapped 20,405+ features, which include 706 miles of lines. While this summary states many features which represents a lot of data, each utility has its own level of completion. The stormwater utility is the newest data set for the GIS Team to map and it is far from complete. All four utilities are constantly being edited and updated, either from new development and construction, or expansion and renovation.

MUNICIPAL DATA

Municipal data includes data sets such as zoning districts, annexations/de-annexations, city owned property, city streets and council districts. Information on data sets such as these is changed by city ordinance. As City Council approves such ordinances, it is the responsibility of the GIS Team to maintain and update the information in each data set.

This last year, 2009, there were 4 rezoning and 2 annexations and zonings. One de-annexation was started in 2009 and approved in January of 2010.

(continued page 4)



Layers of data are used to build a complete mapping system. Layers are either point, line or polygon data.

Construction Report

The number of single-family residential permits was down 30% in 2009 from 2008 while the value of that construction was down 33% during that same time. In 2009, 121 permits were issued for single-family residences. This number is similar to the number of permits issued in

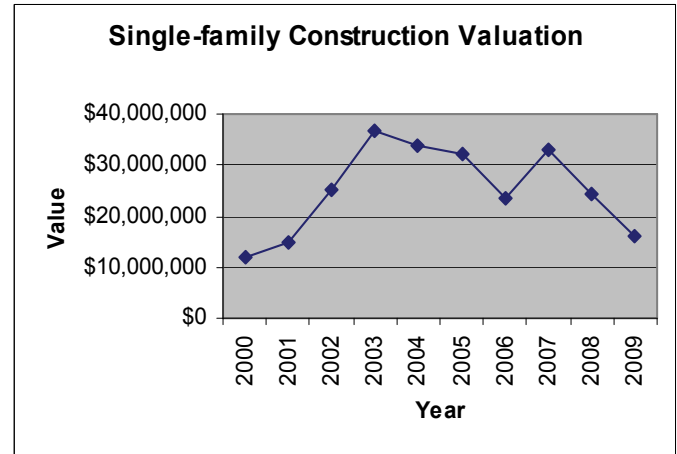
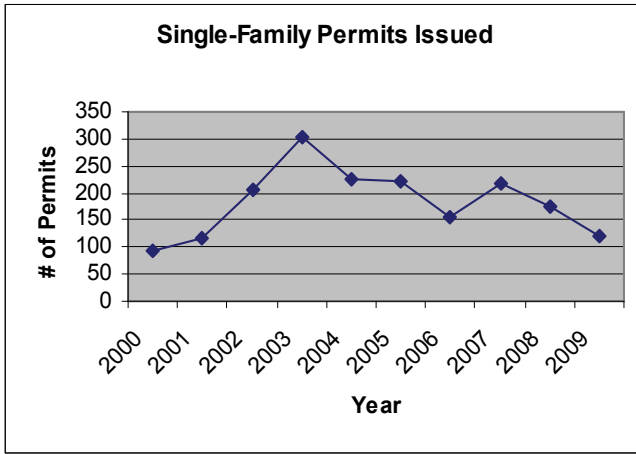
2001. The following two graphs show the number and construction valuation of single-family permits for the last ten years.

Comparing the number of commercial and industrial construction projects does not tell the story as well as the

value of those same construction projects.

The valuation of the commercial and industrial construction permits issued in 2009 was down 71% from 2008; from approximately \$52 million to \$15 million. It was the lowest it has been in the

last ten years. There is better news when it comes to additions and alterations to commercial and industrial properties. The construction valuation of those permits was down less than 4% in 2009 from 2008; from \$4.2 million to \$4 million.



Coming Soon to a Street Near You!

Several site plans were approved during 2009 for new offices, retail establishments and industrial warehouses and manufacturing.

Hearthside at Castle Heights includes duplex units to go along with the existing assisted living facility. The idea is to provide a variety of living options for the residents.

Several phases of Hartmann Plantation, an apartment complex located off of Tuckers Gap Road, will consist of 384 units, some with garage parking, and a club house with indoor swimming pool upon completion.

Permobil, a 120,000 square foot headquarters and manufacturing facility located in Park 840.

Due to the fact that site plans are valid for two years, the

information provided only includes those developments that have had a building permit issued. Other developments that have been approved by the Planning Commission but have not re-

quested a building permit include: LaQuinta and Staybridge Inns on US 231 South, south of the outlet mall, Bridge Fellowship Church at 5066 Lebanon Road, Belcher-Larkin multi-tenant center at

1030 West Main Street, West Haven Baptist Church at 5860 Lebanon Road, and US Community Credit Union on an out-parcel in front of the Publix shopping center.



Artists rendering of new Permobil facility under construction in Park 840

Show us the Money...

Fees are charged to applicants in order to submit an application to the Board of Zoning Appeals (BZA) and Planning Commission (PC). PC fees were last increased in November of 2004. At that time, staff debated raising the fee for applications to the BZA but decided against it due to the fact that most of the BZA applications are submitted by homeowners for their personal property.

The following is a table illustrating the funds collected for

PC and BZA applications starting in FY 04-05.

FY 04-05 is provided as a reference, but one should keep in mind that the PC fees were increased halfway through that fiscal year. To put that year in perspective; \$4,205 in PC fees was collected prior to the fee increase and \$55,163 in PC fees was collected after the fee increase.

BZA fees have remained relatively steady over the past five years. Based on

the decrease in PC applications submitted, PC fees have steadily dropped from FY 05-06 to the present. Using the information from the first six months of FY 09-10, one could

hypothesize that the PC fees for the remainder of FY 09-10 will be similar to what was collected for FY 08-09.

While not suggesting that PC and BZA fees should be increased, staff does plan, during

the course of this year, to compare our fees to those of surrounding municipalities and will report the results to City Council for their review.

FY	PC Fees	BZA Fees
04-05	\$59,368	\$1,235
05-06	\$122,423	\$1,740
06-07	\$102,215	\$1,650
07-08	\$74,906	\$1,585
08-09	\$33,042	\$1,500
09-10 *	\$14,022	\$735

* - represents 6 months

GIS Mapping (continued)

PUBLIC WORKS DATA

The Public Works Department provides services for the citizens of Lebanon; the GIS Team assists the department by providing maps indicating areas and schedules of services. Maps indicating the Sanitation Department's daily routes are available along with maps for the April Spring Clean-up and Chipper service. Mosquito fogging is mapped in a similar

fashion.

Snow Routes rely on the city street map showing streets of primary focus for salting and scraping. This data set also indicates bridge location for salting in winter weather. The GIS Team is in the process of developing a system for the street sign inventory, including reflectivity of each sign. The federal government has set this as a requirement

for governmental agencies across the nation. The finished product will allow the street department to easily locate and identify street signs as well as manage the replacement of signs.

CUSTOM MAPS

Many times a special request will require the creation of a custom map. This request can be from a city department

related to a specific project or need, like the airport area or Cedar City Trail. The request may come from a citizen showing FEMA flood information on their property, or from a developer desiring to know more about the availability of utilities on a certain site. The GIS Team has many layers and data sets available to make these custom maps possible.

Planning Commission Continued to Review A Variety of Applications

Though the volume of applications submitted to the Planning Commission was lower in 2009 than in previous years. Development projects continued to occur. Numerous final subdivision plats were ap-

proved, paving the way for 129 new single-family homes. The bulk of the square footage approved on site plan applications related to two new hotels approved on US 231 South, south of the inter-

state, Permobil's new facility in the Park 840 industrial park, or for churches. More than 1.3 million square feet of warehousing was approved in 2007 and has subsequently been

	Lots on Final Plats	Lots on Preliminary Plats
2006	657	4,379
2007	904	673
2008	273	223
2009	129	0

Breakdown of Square Footage on Site Plans by General Use Categories						
	Square Footage on Site Plans	Retail	Office	Light Manufacturing/Industrial	Warehousing/Mini Storage	Other
2006	639,259	19%	15%	33%	22%	11%
2007	1,809,980	3%	5%	1%	77%	14%
2008	1,098,279	4%	29%	1%	18%	48%
2009	295,180	7%	5%	41%	0%	46%

built. In contrast, almost 740,000 square feet that was approved in 2008 has yet to be constructed.

Contact the Planning staff if you would like to see more detailed information by year for all of all development proposals.

Population Growth

The City of Lebanon continues a steady growth in population. While the special censuses conducted by Lebanon and Mt. Juliet in 2008 showed us being edged out by Mt. Juliet by 422 people (24,812 vs. 25,234), it is expected that the close race will continue.

The table below provides a historical perspective of our population growth. From 1990 to 2000, our population grew 33%, the largest boom since the 1950s. Such rapid growth has continued with an additional 4,577 people being counted in our 2008 special census, representing a 23% increase in population since 2000.

The Tennessee Advisory

Commission on Intergovernmental Relations (TACIR) in conjunction with The University of Tennessee Center for Business and Economic Research, published a report in June of 2009 which contained population projections for Tennessee cities and counties in five-year intervals from 2010 to 2030. The population projections for the City of Lebanon are as shown to the far right.

Based on the population count from the 2008 special census, we should have no problem surpassing 25,138 as projected by (TACIR) for the City of Lebanon in 2010.

The TACIR projections are more recent than the ones used in the update of our Land

Use Plan, adopted in September of 2008, which projected a population of 29,455 in 2020.

To keep a tally on anticipated population growth, staff makes some rough projections based on the number of single-family building permits issued and the number of persons per household. For example, in 2009, 121 single-family building permits were issued. The 2006-2008 American Community Survey published by the US Census Bureau estimates that there are 2.4 persons per household. Therefore, multiplying 121 times 2.4 equates to an estimated population increase of approximately 290 people in 2009.

The purpose of discussing anticipated population growth,

Year	Projected Population
2010	25,138
2015	29,019
2020	31,795
2025	34,116
2030	36,516

Population projections as provided by TACIR

and much of the other information provided in this newsletter, is to show the variety of information available to the city as plans are made for capital improvements, budgets are prepared and long-range plans are drafted. All in an attempt to keep up with the continued growth of our community. If there is additional information we should consider tracking, let us know and we will see what information is available and best how to keep such statistics.

Year	1950	1960	1970	1980	1990	2000	2004	2008
Population	7,913	10,512	12,492	16,500	15,208	20,235	21,865	24,812

Population is as reported in the US Census or a special census

Board of Zoning Appeals Maintains a Consistent Case Load

The City of Lebanon's Board of Zoning Appeals heard twenty-nine cases in 2009. This is somewhat consistent with previous annual case loads dating back to 2005. The five member Board has heard an average of thirty-four cases over the past five years. This includes an exceptionally busy 2006 where

the Board acted on forty-five cases in that single year.

"The five member Board has heard an average of thirty-four cases over the past five years."

This somewhat predictable case load was maintained despite the fact that new regulations were put in place regarding accessory structures and even more recent regulations addressing resi-

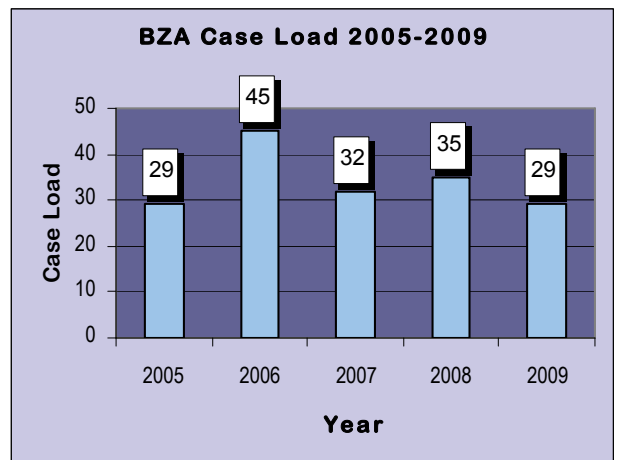
dential fence height and orientation. Additional topics covered by the Board include variances from required setbacks or yards, conditional uses, and sign variances.

Save the following links as favorites for quick access to visit websites with additional information and resources:

www.lebanontn.org — Official city website providing general information

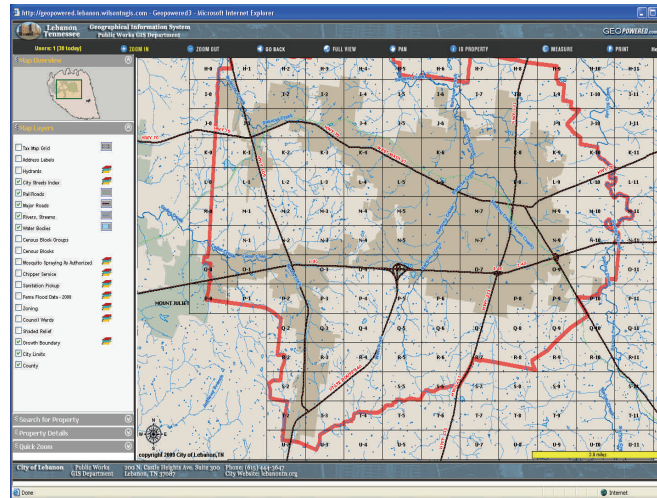
www.lebanontn.org/departments/planning/default.aspx— Planning Department

geopowered.lebanon.wilsonsngis.com—Interactive mapping—zoning, garbage collection & ward information to name a few



Interactive Mapping

One of the most highly complicated functions resulting from the efforts of the City's GIS Team combined with the services of the Wilson County Enterprise System is the GIS Interactive Mapping Site. At this site the latest aerial photography and topographical data can be displayed; property searches either by owner or by address can be performed. Through the Wilson County Enterprise System the County Property Assessor's Office shares information allowing access to property data at this site. Also, the county has an agreement with the state prop-



This is the link to access this interactive site:
<http://geopowered.lebanon.wilsontngis.com/>

erty website to allow property data to be displayed on individual parcels. For city properties, information such as zoning district information, day of street pickup and council representative can be determined by identifying a parcel. Other available data is FEMA flood information and US census blocks. Additional features are a linear measuring tool and a print button, either to a file or a paper copy.

All this is available to anyone with access to the internet; it is one of our most popular functions of GIS data.

Planning & GIS Staff

Planning Director — Magi Tilton — x265

tiltonm@lebanontn.org

GIS Manager — Lynn Pruett — x254

lpruett@lebanontn.org

Planner — Will Hager — x252

hagerw@lebanontn.org

GIS Tech II — Erika Potts — x253

pottse@lebanontn.org

GIS Tech I — Jeffrey Dedman — x272

dedmanj@lebanontn.org



*The City of Lebanon
 Planning & GIS Department
 is committed to providing
 service and information to
 help our community grow
 and prosper in an
 organized manner.*

Meeting Schedule

City Council regularly meets the 1st and 3rd Tuesdays in the Town Meeting Hall of City Hall. Work sessions normally begin at 5:00 pm Public hearings begin at 5:55 pm and the actual Council meeting begins at 6:00 pm.

Planning Commission regularly meets the 4th Tuesday in the Town Meet-

ing Hall of City Hall. The meetings begin at 5:00 pm. A preliminary meeting begins at 11:00 am on the 3rd Tuesday. No presentations are made by the public, nor any decisions made on actual items at the preliminary meeting. Both meetings are held in the Town Meeting Hall at City Hall.

Board of Zoning Appeals regularly meets the 4th Monday in the Town Meeting Hall of City Hall. The meetings begin at 5:00 pm.

The Public Works and Transportation Committee regularly meets the 4th Monday in the Town Meeting Hall of City Hall. The meetings begin at 7:30 am.

Wilson County GIS Committee meets regularly every quarter on the second Wednesday at 9: a.m. in Conference Room 1, Wilson County Courthouse.

GIS Users Group meets once a month, date and time to be announced.