

Town of Nolensville  
Board of Mayor and Aldermen Meeting  
Date: September 1, 2016 Time 7:00 p.m.  
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:01 p.m. Members present were Mayor Alexander, Aldermen Tommy Dugger, Larry Felts, Jason Patrick and Brian Snyder. Staff present: Administrator Ken McLawhon, Counsel Robert Notestine, Town Engineer Don Swartz, Planner Sarah Sitterle, and Recorder Kali Mogul. There were 38 citizens present.

Alderman Jason Patrick said the prayer and led the Pledge of Allegiance.

Mayor Alexander announced that Aldermen Patrick and Felts are unopposed for their Board seats in the upcoming election.

Mr. Aubrey Short of 803 Rockwood Drive commented on the rezoning of 7223 Nolensville Road and read from a comp plan created in 1997. He opposed changing the zoning because of its proximity to the flood plain.

Mr. Mike Swyt of 1810 Eaves Court said that the residents of Benington are requesting a stop sign at Benington Place Drive at Eaves/Allred Court due to the number of children playing in the area. He handed out copies of a signature petition from the residents.

Ms. Kristin Pierson of 9706-B Clovercroft Road addressed the need for left turn lane at Clovercroft and Nolensville Road.

Ms. Lynda Moses of 6939 Nolensville Road voiced opposition to the rezoning of 7223 Nolensville Road due to the potential for flooding.

Ms. Jana Truman of 3232 Locust Hollow spoke in favor of the Market Square commercial plan behind Town Hall. She also requested more support for the Trees and Trails Committee.

Next, Mayor Alexander made a motion to approve the minutes from the Board meeting of August 4<sup>th</sup>, 2016, seconded by Alderman Patrick. The motion passed unanimously.

Mayor Alexander moved to approve the Treasurer's Report through July, 2016. Alderman Patrick seconded, and the report was approved unanimously.

Mayor Alexander welcomed Dr. Bill Harlin principal of Nolensville High School, Ms. Paula Waits, principal of Nolensville Elementary School, and Ms. Julie Sparrow principal of Mill Creek Elementary School and read the "Be Nice" Proclamation for the month of September. Photos were taken to commemorate the event.

#### COMMITTEE REPORTS:

Town Planner Sarah Sitterle reported on the submittals considered at the August 9<sup>th</sup> Planning Commission meeting:

- Nolen Meade Subdivision Sign Site Plan, approved

- Vickery Park Master Concept P.U.D. Plan Revision, approved
- Vickery Park Preliminary Plat/Final P.U.D. Plan Phase 1, approved
- Benington Section 9 Final Plat, approved
- Summerlyn Section 4 Preliminary Plat/Final P.U.D. Plan, approved
- Market Square Master Concept P.U.D. Plan, approved by majority vote
- Burkitt Commons site plan and design, deferred
- Major Thoroughfare Plan, approved
  - Mr. Brad Thompson of Volkert, Inc. gave a summary of the Major Thoroughfare Plan approved by the Planning Commission, which includes 24 road projects recommended for the Town

Town Engineer Don Swartz provided updates on the following:

- Additional funding for design and construction was needed for the Small Town Connections project. The funds were approved, so we are waiting on receipt of those funds before continuing. The notice to proceed and final review from the State are still outstanding.
- The Stonebrook Safe Routes to School plans are still under review by TDOT.
- The firm Wisner has been selected to handle the Creekside Safe Routes to School project.
- A meeting was held with the Winterset Woods and Benington HOAs to discuss acquisition of right-of-way on Sunset Road before that project can proceed. The utility providers have not yet returned their plans for relocation.

On behalf of the Nolensville Fire Department, Chris Bastin reported statistics for August. The County has hired two additional “roaming” fire captains to fill in when Captain Joaquin is training or off site. There are five new applicants at various phases of the hiring process.

Police Chief Troy Huffines presented his report on monthly offenses, stop data, and a management report for August. Chief Huffines swore in the newest member of the department, Officer Powell. Powell is also a member of the Army National Guard. A part time officer has also been hired for weekends.

No report was given for the Public Works Department.

Ms. Betty Friedlander reported on a Certificate of Appropriateness approved by the Historic Zoning Commission for a Flower Stand in front of the Feed Mill.

No report was given for the Economic Development Committee.

On behalf of the Town Event Committee, Alderman Snyder mentioned that the Veterans Day Parade would be held November 12<sup>th</sup>. In 2017, the Star Spangled Celebration will be held on July 1<sup>st</sup>.

Ms. Joyce Powers mentioned that work on the Master Trail map would be rolled into the Comprehensive Plan.

Alderman Dugger made a motion to approve the Consent Agenda, which included Resolution 16-24, to enter into an agreement with Duncan and Associates for a road impact fee study, Resolution 16-25, to make application for The Pool’s Safety Partners matching grant program,

Resolution 16-26, to declare certain property of the Town of Nolensville surplus and provide the authority to the mayor to dispose of or sell surplus inventory, Resolution 16-27, to declare certain property of the Town of Nolensville Police Department surplus, grant the authority to the mayor to dispose of or sell surplus inventory and return the proceeds for these items to the drug fund, and Resolution 16-28, to enter into an agreement with Volkert, Incorporated for planning services related to developing a comprehensive plan for the Town of Nolensville, Tennessee. Alderman Felts seconded the motion, which passed unanimously.

Next, Mayor Alexander read the caption for Ordinance 16-08, an ordinance to rezone *a portion* of the property at 7223 Nolensville Road from Estate Residential (ER) to Commercial Services (CS) with a Commercial Corridor Overlay (CCO). Administrator McLawhon pointed out, using an exhibit, the portion of the property now under consideration for rezoning, which is approximately 4.3 acres. Mr. Keith Premo stated that approximately 1.6 acres in the flood plain will be dedicated to the Town and Right-of-Way reserved if the rezoning is approved.

Following a lengthy discussion about the flood plain and the amount of property to be rezoned, Alderman Dugger made a motion to approve Ordinance 16-08, as amended on second reading, rezoning a portion of the property located at 7223 Nolensville Road shown on Exhibit A as approximately 4.3 +/- acres, remaining, and described as a portion of Map 56, Parcel 035.01, to Commercial Services (CS) with the Commercial Corridor Overlay (CCO) applied, with approximately 1.6+/- acres shown on the attached map as Exhibit A to remain zoned Estate Residential (ER) and to be dedicated to the Town as stated by property owner Keith Premo as stated at this meeting. Alderman Patrick seconded the motion. Upon a vote, the approval passed 4 – 1, with Alderman Felts opposing the rezoning.

Mayor Alexander made a motion to approve Resolution 16-29, a resolution to amend an existing agreement with Ragan-Smith Associates, Incorporated and authorize the use of funds for engineering consultant work on Phases 1 and 2 of the Sunset Road improvement project. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander mentioned there were 24 residential building permits issued in August. Additionally, Nolensville High School will hold their first Homecoming Parade on Friday. Alderman Felts announced the Lions Club pancake breakfast on Saturday, September 10<sup>th</sup> followed by the annual fish fry at Ebenezer Methodist Church. Administrator McLawhon also mentioned Marine Week in Nashville, starting September 7<sup>th</sup>.

Mayor Alexander adjourned the meeting at 8:47 p.m.

Respectfully submitted,

Approved,

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Kali Mogul  
Town Recorder

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Jimmy Alexander  
Mayor