

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: October 6, 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 Larry Felts, Jason Patrick and Brian Snyder. Alderman Tommy Dugger was absent. Staff present: Administrator Ken McLawhon, Counsel Robert Notestine, Town Engineer Don Swartz, Planner Sarah Sitterle, and Recorder Kali Mogul. There were 58 citizens present.

Mr. John Pollack, Bishop of the Church of Jesus Christ of Latter Day Saints on Sunset Road said the prayer and led the Pledge of Allegiance.

Ms. Bergit Hein asked about the purpose of retaining walls, in reference to the Market Square project.

Mr. Aubrey Short of 803 Rockwood Drive complimented Mr. Bryan Howell on his prompt response to his call regarding pot holes.

Mr. Sam Sarbacker of 300 Walpole Court mentioned he had comments regarding the annexation and would address that agenda item during new business.

Ms. Jana Truman of 3232 Locust Hollow spoke in favor of the Market Square project but asked for descriptive details on the public amenity area.

Next, Alderman Patrick made a motion to approve the minutes from the Board meeting of September 1, 2016, seconded by Alderman Snyder. The motion passed unanimously.

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

COMMITTEE REPORTS:

Town Planner Sarah Sitterle reported on 15 submittals considered at the September 13th Planning Commission meeting:

- Gilchrist South Subdivision Entrance Sign Site Plan, approved
- Burberry Glen Subdivision Entrance Sign Site Plan, approved
- Burkitt Commons Commercial Site Plan, approved
- Burkitt Commons Architectural Plan, approved
- Willis Wells revision #2 to lot 1 final plat, approved
- Burkitt Village Phases 2 and 6 final plats, approved
- Sunset/Waller minor subdivision final plat, approved
- Sherwood Green Estates revision to phases 5 and 6, approved
- Summerlyn Section 5 preliminary plat and final P.U.D. plan, approved
- Nolen Mill preliminary plat, approved
- Asher preliminary plat, approved
- Site plan for First Tennessee expansion to parking lot, approved

- Text Amendment to Zoning Ordinance Appendix B pertaining to landscape buffering required for standard subdivisions located along arterial roads, approved and recommended to BOMA
- Plan of service for the annexation of a portion of Map 032, Parcel 00600 and Map 057, Parcel 00101, approved and recommended to BOMA

Town Engineer Don Swartz provided updates on the following:

- Swartz prepared and distributed a report in response to a petition regarding a multi-way stop requested at the corner of Benington Place and Eaves/Allred Court
- The Town is ready to move forward on repair of base failures and repaving of York Road, which is considered plan B, as the full-depth reclamation plan was too costly
- Public Works Director Bryan Howell is collecting quotes for road striping and markings on a number of intersections off of Nolensville Road as well as markings for Brittain Lane/Maxwell Lane and on a portion of Sunset Road outside of the improvement area
- Several meetings have been held with the attorneys for Winterset Woods HOA and Benington HOA on acquiring right-of-way needed for Sunset Road improvement
- Bids for the Small Town Connections project will open in October, with construction starting sometime after the first of the year when asphalt plants reopen
- Stonebrook Safe Routes To School plans are still under review with TDOT
- Engineering plans are underway for the Creekside Safe Routes To School and will be reviewed prior to submitting them to TDOT

Town Administrator Ken McLawhon interjected that the cost of the full-depth reclamation on York Road was more than \$200,000.00 over the budgeted cost, which led to scaling back the repair plan. The Town plans to work with Williamson County on the repairs, which will hopefully, instead, lead to a savings.

On behalf of the Nolensville Fire Department, Chief Mark Hall reported statistics for September. There are six new recruits to the department: Two are brand new, and four are experienced. An Open House is tentatively scheduled for Sunday October 30th between 12:00 p.m. and 3:00 p.m.

Police Chief Troy Huffines presented his report on monthly offenses, stop data, and a management report for September. He also mentioned that the Governor's Highway Safety Office awarded the Town with \$16,000.00 in grant money. Chief Huffines noted this money would be spent on radar equipment—2 LIDAR guns (laser radar) and two sign devices that attach to speed limit signs. Some equipment to be purchased will assist with traffic counts.

Mr. Bryan Howell reported for the Public Works Department. He mentioned that vehicle maintenance costs were high due to the repair of the mowing equipment.

No report was given for the Historic Zoning Commission, as they did not meet.

No report was given for the Economic Development Committee.

On behalf of the Town Event Committee, Alderman Snyder mentioned that the committee is working on the Veterans Day Parade.

Ms. Kelley Crummitt expressed gratitude to Engineer Don Swartz for his work on the Small Town Connections grant. She also thanked the Board for their support of the Safe Routes to School program. The principal of Nolensville Elementary has expressed some interest in making some additional connections around the school. Ms. Crummitt said the committee is interested in holding a public workshop to find out what the residents would like them to work on. Alderman Snyder said there had been some discussion via e-mail with Williamson County Schools representatives regarding a cross walk from Nolensville Elementary to Sherwood Green Estates.

Mayor Alexander made a motion to approve the Consent Agenda, which included Resolution 16-30, a resolution to release CK Development from maintenance bonding and accept the roads and public improvements within Bent Creek Phase 6, Section 2A for maintenance, Resolution 16-31, a resolution to release SAF Properties from maintenance bonding and accept public improvements within Addition to Brittain Downs Phase 2 for maintenance, Resolution 16-32, resolution to declare certain property of the Town of Nolensville surplus and provide the authority to the Mayor to dispose of or sell the surplus inventory, and Resolution 16-33, a resolution to enter into an agreement with R&D Enterprises, Incorporated for right-of-way negotiation and acquisition associated with the Sunset Road improvement project. Alderman Patrick seconded the motion, which passed unanimously.

At 7:36 p.m., Mayor Alexander opened a public hearing on Resolution 16-34, a resolution to adopt a plan of service for the annexation of property known as Map 032, a portion of Parcel 00600 and property known as Map 057, Parcel 00101 of the Williamson County, Tennessee tax maps at the request of the property owners.

Mr. Sam Sarbacker of 300 Walpole Court addressed the annexation saying that a connection to Fly Road from Oak Creek would be extremely unsafe. He asked for a show of hands of people in the audience who are opposed to such a connection. Many of the individuals in the audience responded affirmatively.

Town Administrator McLawhon pointed out that there is a high probability that these parcels will develop, regardless of whether they are part of the County or annexed by the Town. If the Town annexes the property, as requested by the owners, the Town will have some control over how it is developed. Mayor Alexander agreed.

Mr. Raymond Kennedy of 900 Manchester said he does want the Town to control how the property develops, but he is very concerned about a connection that would serve as a cut-through for people headed to Smyrna trying to avoid traffic.

Mr. Gary Schleimer of Oak Creek requested a portion of the annexed property to be used as a park.

Mr. Steve Hupka of 1022 Oak Creek is definitely against a connection.

Ms. Tina Singleton lives on the corner of McFarlin and Fly Roads. She said rush hour traffic in that area is very bad. Semis and heavy trucks often try to come through and get stuck there. With development, there will be heavy construction traffic, which will further deteriorate the roads.

Town Administrator McLawhon reiterated that the road impact fees are undergoing analysis and will likely be increased. Residential developers are required to make improvements to the roads, and this would be no exception.

There was a lengthy discussion about the cost of improving and upgrading roads. Mr. Aubrey Short made a point of order that the discussion should be about the annexation, not roads and taxes. Mr. Sarbacker returned to say that many people take Kidd Road to get to Interstate 24, and adding 1,000 drivers to the mix would make Kidd Road “a disaster.”

Mayor Alexander declared the public hearing closed at 8:04 p.m.

Mayor Alexander made a motion to approve on first reading Ordinance 16-15, an ordinance to amend Appendix B of the Zoning Ordinance #04-09 of the Town of Nolensville, Tennessee pertaining to landscape buffering required for standard subdivisions located along arterial roads. Alderman Felts seconded the motion, which passed unanimously.

Mr. Michael Hindman of H. Michael Hindman Architects presented the project associated with the first reading of Ordinance 16-16, an ordinance to approve a P.U.D. concept plan in Nolensville, Tennessee known as Market Square and apply Planned Unit Development (P.U.D.) overlay zoning to the property. There was some confusion about the original plan versus the illustration on sheet Alternate A-1. There was a lengthy discussion on the project, including potential uses, the “public space” portion of the plan, the traffic study and traffic signal at Oldham and Nolensville Road, retaining walls and grading, the height of the buildings and configurations of living space. Mr. Caleb Thorne of Ragan-Smith addressed proposed grading and drainage and said they are simply conceptual based on the preliminary information they have. Mr. McLawhon reiterated that the residential density of 9.1 represented by the plan is a complete departure from what the Zoning Ordinance allows, but if the Ordinance is approved, it will be because of the items offered by the developer like the public space and road and traffic improvements.

After continued discussion, Mayor Alexander moved for approval of Ordinance 16-16 as represented on sheet Alternate A-1 on first reading with the following conditions: (a) a permitted use table will be included on the final plans, with the Town approval required; (b) developer will work with the Town to find open space use options acceptable to both the Town and the developer; (c) road improvements including signalization at Oldham and Nolensville Road will be implemented in Phase 1 of the development as stated in the traffic study. Mayor Alexander reiterated that the plan is being approved on first reading with residential density of 9.1. The reasons for accepting this density were the willingness of the developer to provide the road improvements and design of the open space. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander recognized Mr. Chris Going of Mill Creek Brewery and introduced Ordinance 16-17, an ordinance to amend Title 8, Chapters 105 and 107 of the Nolensville Municipal Code pertaining to on-premises beer consumption. There was a lengthy discussion about the distinction between a bar and what is proposed in the amendment for a beer manufacturer. Questions arose about the proximity to the ballpark and the sale of other alcoholic beverages. There was also conversation about previous applicants who had been denied on-premises beer consumption permits. Mayor Alexander then moved to approve Ordinance 16-17 on first reading, seconded by Alderman Felts. When the vote was taken, the approval passed unanimously. A public hearing will be held in November.

Mayor Alexander made a motion to approve Ordinance 16-18, an ordinance to amend Title 16, Chapters 106 and 107 of the Nolensville Municipal Code pertaining to streets and sidewalks, seconded by Alderman Patrick. Upon a vote, the motion passed unanimously.

Next, Mayor Alexander moved to approve Resolution 16-34, a resolution to adopt a plan of service for the annexation of property known as a Map 032, a portion of Parcel 00600 and property known as Map 057, Parcel 00101 of the Williamson County, Tennessee tax maps at the request of the property owners. Alderman Patrick seconded, and the motion passed unanimously.

Mayor Alexander mentioned there were 19 residential building permits issued in September. Additionally, the inaugural Rollin' Nolen 10 mile road race will be held Saturday, October 22nd, and October 14th is Walk to School Day.

Mayor Alexander adjourned the meeting at 9:55 p.m.

Respectfully submitted,

Approved,

Kali Mogul
Town Recorder

Jimmy Alexander
Mayor