

Town of Nolensville  
Board of Mayor and Aldermen Meeting  
Date: November 3, 2016 Time 7:00 p.m.  
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:02 p.m. Members present were Mayor Alexander, Alderman Tommy Dugger, Aldermen 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 37 citizens present.

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

Ms. Birgit Hein of 713 Honors Court asked about the lighting for the Market Square, the retaining wall between the Market Square and Honors Court, and pointed out that plants and trees don't grow in the area designated as the 50-foot buffer as due to the amount of rock in the area.

Next, Mayor Alexander made a motion to approve the minutes from the Board meeting of October 6, 2016, seconded by Alderman Patrick. Alderman Dugger recused himself. The motion passed by a vote of 4 - 0.

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

COMMITTEE REPORTS:

Town Planner Sarah Sitterle reported on two submittals considered at the October Planning Commission meeting:

- Nolensville Business Center final plat, approved
- Bent Creek Phase 18, Section 2 final plat, approved

Town Engineer Don Swartz provided updates on the following:

- Staff is reviewing TDOT comments on the Stonebrook Safe Routes to School project and working to resolve modifications to the existing system
- The Creekside Safe Routes to School project is still in design
- Small Town Connection bids were all above engineer estimates, so staff is discussing with TDOT the possibility of re-bidding
- The Winterset Woods HOA voted to convey right-of-way to the Town for the Sunset Road project; Benington HOA has not yet responded
- Williamson County Highway Department has agreed to work us into their schedule to repair and repave York Road
- Public perception is that a left-turn signal is needed at the intersection of Rocky Fork Road and Nolensville Road; the price to remove the existing and install the required equipment is \$5,960.00 plus a new timing program at \$500.00; there is a possibility of getting assistance from TDOT

- The Public Works Department is investigating striping and marking of certain roads; the estimate is \$5,600.00
- There will be a review of roadway cuts and repairs made by Nolensville College Grove Utilities to ensure cuts are repaired correctly and in a timely manner

No report was given by the Fire Department.

Police Chief Troy Huffines presented his report on monthly offenses, stop data, and a management report for October.

Mr. Bryan Howell reported for the Public Works Department. The right-of-way on Nolensville Road has been mowed. The hand rail on the balcony was painted, and the department is ready for the Veteran's Day Parade. Mayor Alexander thanked Public Works and the Police Department for their assistance with the Rollin' Nolen race and recent Halloween trick-or-treating. Alderman Snyder thanked the Public Works Department for committing to help with the upcoming Christmas event.

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

No report was given for the Economic Development Committee. Administrator McLawhon detailed the new community videos recently posted on the Town's website.

On behalf of the Town Event Committee, Co-Chair Toni Crosby and Co-Chair Suzanne Honeycutt gave an update on the upcoming Veteran's Day celebration and revealed the gift selected for the veterans.

Ms. Kelley Crummitt said that the Trees and Trails Committee has met with Planner Sarah Sitterle on the master trail plan.

Alderman Dugger made a motion to remove items A and C from the Consent Agenda, seconded by Alderman Patrick. The motion was approved unanimously.

Mayor Alexander made a motion to approve item B of the Consent Agenda, Resolution 16-36, a resolution to make application for The Pool's Property Conservation matching grant program. Alderman Dugger seconded, and item B was approved unanimously.

Mayor Alexander made a motion to approve item A of the Consent Agenda, Resolution 16-35, a resolution to release Regent Homes from maintenance bonding and accept the roads and public improvements within Sherwood Green Estates Phase 1 for maintenance. Alderman Felts seconded. After a brief discussion, Alderman Dugger made a motion to amend the exhibit on Resolution 16-35 by removing the highlighted walking trail. Mayor Alexander seconded the motion to amend. The motion to amend passed unanimously. Mayor Alexander called for a vote on Resolution 16-35 as amended, and it passed unanimously.

Mayor Alexander moved to approve item C of the Consent Agenda, Resolution 16-37, a resolution to update the Occupational Safety and Health Program, devise rules and regulations, and to provide for a safety director and the implementation of such a program. Alderman Dugger seconded the motion. After some discussion, the resolution was approved by unanimous vote.

At 7:47 p.m., Mayor Alexander opened a public hearing on 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. With no comments, the public hearing was closed at 7:48 p.m.

Mayor Alexander opened a public hearing on 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 at 7:49 p.m.

Ms. Suzie Lindsey of 5014 Falling Water Road spoke in favor of Market Square. She believes the development will enhance the Nolensville community and allow residents to work and shop in Town, which will generate more revenue.

Mr. Michael Hindman of H. Michael Hindman Architects addressed some of the citizen questions. He mentioned the development will adhere to the Town's lighting ordinance but that no specific lighting plan had been drawn yet. He also said while no landscape plan had been drawn yet, the 50-foot buffer will address what currently exists and will work well in the location.

Mr. Caleb Thorne of Ragan Smith reiterated that the expected phases are shown on sheet C-1. The traffic study recommendations will be included with phase 1. Mr. E.J. Kerr of Bent Creek suggested phasing the project differently. Mr. Hindman clarified that any change in the site plan would have to come back before the Board. He said there is no projected timeline for the phasing. Alderman Snyder encouraged Mr. Hindman to include the open space in phase 1.

Mr. Larry Gardner of 105 Mill Creek said he is opposed to the eight-foot retaining walls. He asked whether all the grading would be done at the same time or in phases. Mr. Thorne said they have not decided yet whether all the site work would be done at the same time or in phases.

Ms. Martha Lanese of 997 Dortch Lane asked how the footprint of the Market Square and parking compares to the size of Town Center and parking there. She also asked if there would be access through Nolen Park and about the permitted times allowed for construction. Alderman Patrick clarified that the arrow on the plan does not indicate Nolen Park, and there is no connection to Nolen Park. Alderman Dugger said Town Center property is about five acres, plus the church site.

Ms. Kelley Crummitt asked about the trail requested connecting the Market Square to Oldham Road. Mr. Thorne said that the connection is achieved by combining the trail and the sidewalks. Mayor Alexander clarified that construction work is allowed from 7:00 a.m. – 7:00 p.m. or dark Monday through Saturday and on Sundays between 9:00 a.m. and 7:00 p.m. or dark.

Mr. Thorne answered questions about landscaping. Plantings will be supplemented where needed, and landscape bonds are required by the Town to ensure the plants live. Ms. Nita Felts of 999 Dortch Lane expressed concern about the wildlife in the area. Ms. Joyce Powers of 1023 Bitticks Creek pointed out that the landscaping will be dictated by the Zoning Ordinance.

Mayor Alexander closed the public hearing on Ordinance 16-16 at 8:29 p.m.

At 8:30 p.m., Mayor Alexander opened a public hearing on Ordinance 16-17, an ordinance to amend Title 8, Chapters 105 and 107 of the Nolensville Municipal Code pertaining to on-premises beer consumption. Alderman Dugger noted the code numbering should be revised in the ordinance to reflect updates to the Municipal Code. There was some discussion among the Board members about support and opposition to previous proposed beer ordinance amendments. Mr. Larry Gardner asked if hours for on-premises consumption had been established. Mr. Aubrey Short stated that the public hearing should be stopped. Mr. Randy Taylor of 225 Norfolk asked if the hours would be in the ordinance. Mr. Larry Gardner asked if the establishment could sell other beer. Counsel Notestine stated that the ordinance specifies the times but does not restrict the applicant to selling one brand of beer.

Mayor Alexander declared the public hearing closed at 8:46 p.m.

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

Mayor Alexander then made a motion to approve on first reading Ordinance 16-19, an ordinance to amend Title 15 of the Nolensville Municipal Code pertaining to motor vehicles, traffic and parking. Counsel Notestine explained that the Town adopts the rules of the road for the State of Tennessee, but the NMC does not address fines for seatbelt violations. Alderman Felts seconded the motion. Upon a vote, the approval passed unanimously.

Mayor Alexander mentioned the Veteran's Day breakfast and parade to be held on November 12<sup>th</sup>. The Power of Ten conference will be held November 9<sup>th</sup>. There were 24 residential building permits issued in October.

Alderman Dugger requested that old and new language be included on ordinance changes.

Alderman Felts requested that the Lions Club turkey shoot on November 12<sup>th</sup> and November 19<sup>th</sup> be added to the Town website. Kim Hardison mentioned that the Town is working with the United Way to support local families for the Thanksgiving season.

Mayor Alexander adjourned the meeting at 8:58 p.m.

Respectfully submitted,

Approved,

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Kali Mogul  
Town Recorder

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Jimmy Alexander  
Mayor