

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

Mayor Jimmy Alexander opened the meeting at 7:02 p.m. Board 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 22 citizens present.

Reverend Don Sensing, of Nolensville First United Methodist Church said the prayer and led the Pledge of Allegiance. Administrator McLawhon requested a moment of silence for the Tennessee residents experiencing wildfires and treacherous weather.

There were no citizen comments.

Next, Alderman Snyder made a motion to approve the minutes from the Board meeting of November 3, 2016, seconded by Alderman Dugger. The motion passed unanimously.

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

#### COMMITTEE REPORTS:

Town Planner Sarah Sitterle gave an update from the Planning Department and recapped the submittals considered at the November Planning Commission meeting:

- The Comprehensive Plan is underway
- The Impact Fee Study is also being updated
- Nolen Meade Final P.U.D. Plan revision to include an entrance wall, approved
- Scales Farmstead Final Plat Phase 1, approved
- Thrive Health and Wellness Site Plan at 7155 Nolensville Road, approved
- Swainston Warehouse in Johnson Industrial Park Final Plat and Site Plan, approved
- Land Use Plan Amendment for 7399 and 7407 Nolensville Road

Town Engineer Don Swartz provided updates on the following:

- There has been no substantial change in status on the Safe Routes to School project
- The Town is still awaiting a decision from TDOT on the possibility of rebidding the Small Town Connections trail

On behalf of the Nolensville Fire Department, Chief Mark Hall reported statistics for October and November. There were an unusually high number of brush fires and burn calls in association with the dry weather. Captain Don Joaquin accompanied Williamson County fire fighters to Gatlinburg to help battle the wildfires there.

Police Chief Troy Huffines presented his report on monthly offenses, stop data, and a management report for November. Mayor Alexander mentioned that Nolensville was reported to be the fourth safest town in Tennessee.

Alderman Patrick arrived at 7:17 p.m. He presented Chief Huffines with thank you notes from the local Boy Scout troop.

Mr. Bryan Howell reported for the Public Works Department. Blacktop patch supply expenses will go up substantially next month. The vehicle lift was installed at the auxiliary building, which accounts for the supply costs. Alderman Felts thanked Howell for assistance with the drain at Oldham Road and Dortch Lane.

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

Mr. Tyler Thayer spoke on behalf of the Economic Development Committee. Thayer has resigned from the Committee effective in February. Mayor Alexander thanked Tyler for his service. The Committee is working on locations for parks and recreation sites and raising the capital to build these sites.

On behalf of the Town Events Committee, Alderman Snyder thanked the Town's Veterans for attending the Veteran's Day breakfast and parade. The North Pole Experience is coming to Town Hall on Monday, December 5<sup>th</sup>.

Ms. Kelley Crummitt said that the Trees and Trails Committee has been fairly quiet with the exception of reviewing plans for the Planning Commission.

Mayor Alexander made a motion to approve the Consent Agenda, which included Resolution 16-38, a resolution to release SAF Properties, LLC from maintenance bonding and accept the roads and public improvements within Brittain Downs Phase 3, Section 1A for maintenance and Resolution 16-39, a resolution to make application for funding through a Justice Assistance Grant, United States Department of Justice, through the State of Tennessee Department of Finance and Administration. Alderman Snyder seconded, and the Consent Agenda was approved unanimously.

Mayor Alexander moved to approve on second 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 Patrick seconded the motion. When the vote was taken, the approval passed unanimously.

Mr. Michael Hindman of H. Michael Hindman Architects represented the Market Square project in 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. Mr. Hindman agreed that the Plaza would be included in phase 1 of the project. Bollards and seating would be incorporated. There was a lengthy discussion about the procedure for scheduling special events at the Plaza area, the language of the letter of intent; traffic improvements in phase 1, maintenance and liability of the Plaza area, and the cost for the amenities in the Plaza area. Continued discussion included permitted uses and life safety issues. At the conclusion of the discussion, Alderman Patrick made a motion to approve Ordinance 16-16 on second reading with the following conditions to be added to existing conditions "A" through "C" in Exhibit A:

D. The design and maintenance agreement for the public plaza area to be approved by the Board of Mayor and Aldermen prior to consideration of the Market Square site plan by the Planning Commission.

- E. All items in the developer's Letter of Intent must be approved by the Board of Mayor and Aldermen prior to consideration of the Market Square site plan by the Planning Commission.
- F. The plaza area construction must be built in Phase 1 of the development.
- G. Requests for special event use by the developer and its assigns of the public plaza area must be coordinated and approved by Town Hall in advance.

Mayor Alexander seconded the motion. The approval passed unanimously.

Mayor Alexander moved to approve on second reading Ordinance 16-17, an ordinance to amend Title 8, Chapter 2, Sections 205 and 207 of the Nolensville Municipal Code pertaining to on-premises beer consumption, seconded by Alderman Felts.

There was extensive discussion about the capacity and configuration of the building, the number of seats in the space, the hours detailed in the ordinance, what food would be available, and the classification of a bar. There was also discussion about limiting the beer manufacturer to selling only the product manufactured on premises. Mayor Alexander amended his motion to approve Ordinance 16-17 to incorporate language permitting the business to only sell beer it manufactures for on-premises consumption and adding a one-year limit to the approval, ending December 31, 2017 unless extended by ordinance by the Board of Mayor and Aldermen. Alderman Felts seconded the motion to amend.

After additional continued discussion, the mayor called for a vote on the motion to amend. Mayor Alexander and Aldermen Patrick and Felts voted in favor of the amendment. Aldermen Dugger and Snyder opposed the motion to amend, which passed by a vote of 3 – 2. Following further discussion, the motion to approve Ordinance 16-17 as amended on second reading passed by a vote of 3 – 2, with Mayor Alexander and Aldermen Patrick and Felts in favor and Aldermen Dugger and Snyder opposed.

Next, Mayor Alexander made a motion to approve on second reading Ordinance 16-19, an ordinance to amend Title 15 of the Nolensville Municipal Code pertaining to motor vehicles, traffic and parking, seconded by Alderman Felts. The motion passed unanimously.

Mayor Alexander reminded the audience about the North Pole Experience on Monday December 5<sup>th</sup>. Alderman Felts wished his wife, Nita, a Happy Birthday.

Mayor Alexander adjourned the meeting at 10:32 p.m.

Respectfully submitted,

Approved,

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Kali Mogul  
Town Recorder

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Jimmy Alexander  
Mayor