

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: February 5, 2009, Time 7:00 p.m.
Nolensville Elementary School

Mayor Beth Lothers opened the meeting at 7:00 p.m. Members present were Aldermen Jimmy Alexander, Tommy Dugger, Larry Felts, and Ken Thomas. Staff present: Counsel Robert Notestine, Town Planner Henry Laird, Consulting Engineers with Florence and Hutchinson Bobby Garland and Kevin Cagle, and Recorder Cindy Lancaster. There were 18 citizens present.

Pastor Steve Durham with Radnor Baptist Church led the Prayer and Pledge.

Citizens Input:

There was no citizen comment.

Alderman Dugger made a motion to approve the minutes from the Regular Meeting on January 8, 2009, Alderman Felts seconded. The minutes were approved unanimously.

Alderman Felts made a motion to approve the treasurer's report for December 2008, Mayor Lothers seconded the motion. The report was approved unanimously.

COMMITTEE REPORTS:

Vice-Chair Willis Wells reported for the Planning Commission.

- Officers were elected and remained the same
- Mill Creek restoration project was discussed
- Monthly bond report was approved with amendments
- Future development was discussed

Betty Friedlander reported for the Historic Commission

- Noted there was no report

Fire Chief Presley Hughes reported for the Nolensville Volunteer Fire Department.

- Academic training has been ongoing
- Lost nine members in 2008 and gained four with a total loss of five

Engineering Department

- In Mr. Swartz absence he submitted a written report to the Board

Police Chief Paul Rigsby reported for the Police Department.

- Written statistics were distributed to the Board
- Sold surplus state awarded DUI offender vehicle for \$1,700
- Attending Chief's Association Meeting in Nashville

- Will partner with Brentwood for In-house training
- Letter of congratulations was received from Brentwood Chief for Chief Rigsby school attendance and graduation

Chair Suzie Lindsey reported for the Town Events Committee

- This Committee has met twice
- Working on July 4th event
- Antique and Classic Car Show will be held on April 25th

Mayor's Report:

a. Other

Mayor Lothers noted that consideration needs to be given to name the Old Rocky Fork Road.

Mayor Lothers stated that the architect plans are in for Town Hall and a workshop will be scheduled for the Board to review these documents.

Mayor Lothers stated that a Special Meeting will be scheduled to authorize funding for Town Hall.

Second reading of ordinance #08-16, an ordinance to amend Zoning Ordinance #04-09, pertaining to the permitted special event issues within the Town of Nolensville

Alderman Dugger made a motion to approve with an amendment that was recommended by staff as follows: In the 5th Whereas in the preamble remove "relates to", and amend E. Meals: to E. Meals: Meal service shall be restricted to patrons of the special events only; and, must meet all applicable codes related to on-site food preparation, if applicable. Alderman Thomas seconded and this ordinance passed unanimously as amended.

Second reading hearing of ordinance #08-17, an ordinance to amend Zoning Ordinance #04-09, pertaining to the zoning for day care centers within the Town of Nolensville. Mayor Lothers made a motion to approve this ordinance, Alderman Alexander seconded and this was approved unanimously.

Second reading on ordinance #08-14, an ordinance to amend Zoning Ordinance 04-09, pertaining to the common driveways, and permitting flag type lots. Town Planner Henry Laird submitted a written memo noting changes that the Planning Commission recommended to this ordinance. Recommended amendment is in italic/bold print as follows:

3.4.8 Common Driveways

- A. In the Estate Residential district development, *Urban Residential and Suburban Residential districts no more than two (2)* residential lots may take access from a common driveway. The driveway shall be in an easement with a minimum width of 50 feet *and require that property owners share in the expenses for maintenance of the driveway.*
- B. *All driveways approved under this section must comply with Section 5 of the International Fire Code, most recent edition adopted by the Town, for standards for fire apparatus access roads.*

(Item C. deleted.)

SECTION 3:

Add a new article number 3.4.10 to read as follows:

All new gravel surface driveways or gravel private roads shall have a paved apron at the connection with a public road; apron to be paved from the existing pavement edge of public road to the property line, a minimum pavement length of twenty (20) feet and have a minimum ten (10) feet radius. This requirement also applies to existing gravel driveways or private roads that add new lots that share the driveways or private roads.

Alderman Alexander made a motion to approve this ordinance, with the recommended amendments, Alderman Thomas seconded.

There was extensive discussion on this ordinance. Alderman Dugger and Felts were concerned with the 20' driveway requirement. Building Official Michael Blanks and Fire Chief Hughes addressed the Board answering questions in regards to safety vehicles utilizing a 10' driveway versus a 20'.

Due to time constraint questions posed to Engineer Kevin Cagle, Mayor Lothers ask that the Board go to the next item on the agenda to give Mr. Cagle time to calculate an answer for aprons on driveways and report to the Board. The Board was in agreement.

After Mr. Cagle gave the Board his calculation on the aprons, the Board unanimously approved this ordinance as amended.

First reading of ordinance #08-13, an ordinance to amend Zoning Ordinance 04-09, pertaining to the issue of allowing gravel surface private roads. Town Planner Laird went over amendment recommendations.

Alderman Thomas made a motion to approve this ordinance with staff recommended amendments under Article 3.4.7 of the Zoning Ordinance the definition of Private Roads shall be as follows:

Private Roads In the Estate Residential zoning district, a **22-foot wide paved surface** located within a 50 foot wide easement shall be *required* for subdivisions *having three (3) to seven (7)* lots with an overall maximum density of one unit per 1.5 acres. *Gravel surface may be allowed by the Planning Commission for not more than two (2) lots.* The base and sub-base of such road shall meet standards contained in the Town of Nolensville Subdivision Regulations for public roads. All lots taking access from the easement will be included in the calculation for permitted lots. Private roads serving developments with less density than one unit per 1.5 acres are permitted for residential developments provided they conform fully to the standards contained in the Town of Nolensville Subdivision Regulations for public roads. All lots shall have a building envelope 200 feet apart or fire hydrants will be required.

“B” shall be deleted in its entirety. Alderman Alexander seconded and this was approved unanimously as amended.

First reading of ordinance #09-01, an ordinance to amend Municipal Code Title 8, Chapter 1, regarding the beer law of Nolensville, Tennessee. Mayor Lothers made a motion to approve this ordinance, Alderman Alexander seconded and this was passed unanimously.

First reading of ordinance #09-02, an ordinance to amend Municipal Code Title 8, Chapter 2, regarding the liquor law of Nolensville, Tennessee. There was extensive discussion on controlling the sale of alcohol through zoning. Alderman Dugger made a motion to approve this ordinance, Alderman Alexander seconded and this passed unanimously.

Reading of resolution #09-05, a resolution to award a bid for Rocky Fork Road Nolensville Road intersection construction. The Board reviewed the written recommendation made by Town Engineer Don Swartz. Alderman Dugger made a motion to approve this resolution and award the bid to Civil Contractors, Alderman Thomas seconded and this passed unanimously.

Reading of resolution #09-06, a resolution opting out of any extension of hours for sale of intoxicating liquors, Alderman Felts made a motion to approve this resolution, Alderman Thomas seconded and this resolution passed unanimously.

Reading of resolution #09-07, a resolution to formally enter into an agreement with Mr. John Poole to perform the annual Town of Nolensville Audit, Alderman Dugger made a motion to approve this resolution, Alderman Felts seconded and this resolution passed unanimously.

Other:

Mayor Lothers reported that Alderman Jimmy Alexander attended the Williamson County Chamber of Commerce meeting.

Planner Laird stated that Neel-Shaffer has devised a map that shows each street within the Town. Once the data is completed, staff will be trained. This will be a more efficient GIS system for the Town.

Counsel Notestine noted that a recent law passed requiring that all cities must have their Municipal Code on their web-site. Nolensville is compliant with this law.

Alderman Thomas ask that the Budget Committee keep the Town Events Committee in mind. Due to the economic climate it will be difficult for this group to get donations.

The meeting adjourned at 8:32 p.m. by acclamation.

Respectfully submitted,

Approved,

Cindy Lancaster
Town Recorder

Beth Lothers
Mayor