

AGENDA
TOWN OF NOLENSVILLE BOARD OF MAYOR AND ALDERMEN
THURSDAY, AUGUST 6TH, 2015, 7:00 P.M.

1. Call to Order
2. Prayer and Pledge
3. Citizens Input/General Comments
4. Approval of Minutes for Regular Meeting July 9, 2015
5. Treasurer's Report – June, 2015
6. Committee Reports
 - a. Planning Commission
 - b. Engineering Department
 - c. Fire Department
 - d. Police Department Report
 - e. Public Works
 - f. Historic Commission
 - g. Economic Development Committee
 - h. Town Events Committee
 - i. Trees and Trails Committee
7. Public Hearing of Ordinance 15-10, an ordinance to adopt a concept plan for a planned unit development (P.U.D.) overlay known as Nolen Estates located on Sam Donald Road—Mayor Alexander
8. Public Hearing of Resolution 15-27, to adopt a plan of service for the annexation of a portion of property off of Fly Road referenced as Map 57, Parcel 27 in the Williamson County Tax Maps by the Town of Nolensville, Tennessee—Mayor Alexander
9. Second reading of Ordinance 15-09, an ordinance to amend Title 9 of the Municipal Code regulating the external playing of music by solicitors within the Town of Nolensville—Alderman Snyder
10. First reading of Ordinance 15-11, an ordinance to adopt a concept plan for a planned unit development (P.U.D.) overlay known as Lynch parcel located on Rocky Fork Road in Nolensville, Tennessee—Mayor Alexander
11. First reading of Ordinance 15-12, an ordinance to amend Article 2.2.3 and Article 2.2.5 the Town of Nolensville's Zoning Ordinance #04-09, pertaining to residential zoning districts—Mayor Alexander
12. First reading of Ordinance 15-13, an ordinance to amend the Town of Nolensville's Zoning Ordinance #04-09, pertaining to Article 2.2.2, SR zoning district—Mayor Alexander
13. First reading of Ordinance 15-14, an ordinance to amend the Town of Nolensville's Zoning Ordinance #04-09, pertaining to Article 2.2.10, planned commercial districts—Mayor Alexander
14. First reading of Ordinance 15-15, an ordinance to amend Appendix B of the Town of Nolensville's Zoning Ordinance #04-09, pertaining to landscaping and buffering required for planned unit developments and planned commercial districts—Mayor Alexander
15. First reading of Ordinance 15-16, an ordinance to amend the fee schedules related to residential building permits—Mayor Alexander
16. Reading of Resolution 15-27, a resolution to annex and adopt a plan of service for a portion of property referenced as Map 57, Parcel 27 in the Williamson County Tax Maps—Mayor Alexander
17. Reading of Resolution 15-28, a resolution to revise submittal application fees for the Town of Nolensville per the Town of Nolensville's Zoning Ordinance #04-09—Mayor Alexander
18. Other
19. Adjourn

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: July 9th, 2015, 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, Engineer Don Swartz, Planner Henry Laird, and Recorder Kali Mogul. There were 28 citizens present.

Alderman Snyder said a prayer and led the Pledge of Allegiance.

Alderman Snyder introduced Nolensville High School Principal Bill Harlin, who made remarks about the new school and presented Mayor Alexander with a Nolensville High School golf shirt. Alderman Snyder also thanked Williamson County School Board Member Gary Anderson for attending.

There were no Citizen Comments.

Mayor Alexander made a motion to approve the minutes from the Board meeting of June 4th, 2015, seconded by Alderman Snyder. Alderman Patrick requested a change to the section for Ordinance 15-07 on the Bent Creek Master Concept Plan as it pertains to Phase 18. The word “by” should be changed to “for” under Condition A.

Mayor Alexander revised his motion to approve the minutes from the Board meeting of June 4th, 2015 with the minor change. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander made a motion to approve the Treasurer’s Report through May 2015. Alderman Felts seconded, and the report was approved unanimously.

COMMITTEE REPORTS:

In Chair Douglas Radley’s absence Town Planner Henry Laird reported for the Planning Commission.

- On June 9, 2015, the Planning Commission considered these submittals:
Sketch plan for the Vanessa Williams property on Sunset Road; no action was taken
Gilchrist North Preliminary Plat was approved
Bent Creek Phase 18 final PUD plan and preliminary plat were approved
Benington II preliminary plat for sections 1-3 was approved
Nolen Estates Conceptual PUD plan approved with the condition that the developer comply with the recommendations made by the traffic study and approved by the Town Engineer

Engineer Don Swartz provided updates on the following:

- Bennie McCoy has started full time as the Building Official and Codes Enforcement Officer.

- Collier Engineering is compiling a schedule of the paving and sealing work; Administrator McLawhon requested a schedule of affected roadways be posted on the Town's website and published in *The Nolensville Dispatch*.

On behalf of the Nolensville Fire Department, Captain Darren Standiford reported statistics for the month and a comparison to 2014. The Department participated, along with Brentwood and Williamson County, in a training burn at a house donated for the exercise.

Police Chief Troy Huffines reviewed his report on monthly offenses, stop data and a management report for June. Police Department messages are now being distributed via Nixle.

Chief Huffines also announced that Captain Cindy Strange earned a full scholarship to the Southeastern Leadership Academy through the Tennessee Association of Chiefs of Police. Captain Strange was the sole recipient of the full scholarship among all the police departments in Tennessee.

Mr. Bryan Howell reported for the Public Works department.

- Public Works worked through the holiday weekend to assist with the Fourth of July. Howell thanked the local Boy Scouts for help picking up trash at the event.
- Kyle Billingsley has transitioned from part-time to full-time in the department.
- The department has received some complaints on mowing of the easements; weather has been a factor in completing the mowing.
- Some trees in Bent Creek need to be cleaned up and trimmed, as they are blocking the stop signs.

Ms. Betty Friedlander reported that the Historic Zoning Commission did not meet.

No report was given for the Economic Development Committee. Town Administrator McLawhon mentioned the Committee would like to schedule a workshop in August to discuss Retail Strategies.

Suzanne Honeycutt reported for the Town Events Committee. Because of the weather, the events had to be rescheduled for Sunday, July 5th. The inflatables could not be rescheduled, and MTSU was unable to return on the make-up date. She thanked the staff, Police Department and volunteers for their assistance.

Co-Chair Joyce Powers reported for the Trees and Trails Committee. Co-Chair Kelley Crummitt recently delivered a baby girl.

- Safe Routes to School—one project is still with TDOT
- 150 trees from the tree plant at Nolensville Park were mowed over; hopefully some will re-sprout

In new business, Mayor Alexander made a motion to approve on second reading Ordinance 15-08, an ordinance to amend budget ordinance 14-06, and further amended by Ordinance 15-01 for fiscal year July 1, 2014 – June 30, 2015. Alderman Patrick seconded the motion. Without discussion, the motion passed unanimously.

Mayor Alexander made a motion to approve the first reading of Ordinance 15-09, an ordinance to amend Title 9 of the Municipal Code regulating the external playing of music by solicitors within the Town of Nolensville. Alderman Snyder seconded the motion.

After extensive discussion, Alderman Patrick made a motion to amend Ordinance 15-09 to read, “b) Transient vendors of food may be allowed to play music not to exceed 90 dB at the Right of Way between 10:00 a.m. and 8:00 p.m. as is to be stated on the Solicitor’s Permit application.” Alderman Snyder seconded the motion.

After further discussion, Alderman Patrick restated his motion to amend Ordinance 15-09 to read, “b) Transient vendors of food may be allowed to play music not to exceed 90 dB between 10:00 a.m. and 8:00 p.m. as is to be stated on the Solicitor’s Permit application.” Alderman Snyder seconded the motion.

The Mayor called for a vote on the amendment to Ordinance 15-09, which was approved unanimously. After no further discussion, the motion to approve the first reading of Ordinance 15-09, as amended, passed unanimously. A second reading of this Ordinance will be heard in August.

Mr. Joe Epps with Anderson, Delk, Epps and Associates and Traffic engineer Amy Burch with RPM Transportation Consultants answered several questions on behalf of Pulte Homes before Mayor Alexander made a motion to approve the first reading of Ordinance 15-10, an ordinance to adopt a concept plan for a planned unit development (P.U.D.) overlay known as Nolen Estates located on Sam Donald Road. Alderman Patrick seconded the motion.

Following a lengthy discussion, a vote was taken, and the first reading of Ordinance 15-10 passed unanimously.

Mayor Alexander then made a motion to approve Resolution 15-23, to enter into an agreement with the State of Tennessee to administer a 401(k) deferred compensation plan for Town of Nolensville employees, seconded by Alderman Snyder. After a brief discussion, the motion passed unanimously.

Mayor Alexander then made a motion to approve Resolution 15-24, to enter into an agreement with the State of Tennessee to administer a 457(b) deferred compensation plan for Town of Nolensville employees, seconded by Alderman Patrick. The motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-25, to enter into an agreement with Burris Thompson & Associates for consulting services pertaining to an employee wage and salary administration plan. Alderman Felts seconded the motion. Town Administrator McLawhon took several questions regarding the plan. After some discussion, a vote was taken and the motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-26, to enter into an agreement with Volkert, Incorporated for planning services, seconded by Alderman Snyder. Some discussion ensued regarding the street list shown in the contract. Since Kidd Road was listed twice in the contract, it was agreed that Rock Springs Road would be substituted.

Other:

The Mayor announced that a public workshop will be held on July 23rd at 6:30 p.m. regarding Land Use Policy text and Land Use Policy map revisions. A public hearing will be held on August 20th by the Planning Commission on a proposed land use policy map.

Mayor Alexander also announced that the Town approved 38 new residential permits in the month of June, bringing the total for the year to 207 permits.

Mayor Alexander adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Kali Mogul
Town Recorder

Approved,

Jimmy Alexander
Mayor

Cash on Hand Report - 6/30/15

Bank Account	Financial Institution	Interest Rate	Balance	Fund Total
General Fund:				
Rainy Day Fund	Peoples State Bank of Commerce	0.81%	\$ 152,569.43	
Legal Fund	Peoples State Bank of Commerce	0.81%	\$ 3,314.99	
Growth Fund	Peoples State Bank of Commerce	0.81%	\$ 87,235.94	
Local Investment	State of Tennessee	0.09%	\$ 3,764.44	
Checking	Peoples State Bank of Commerce	0.81%	\$ 28,253.75	
Savings	Peoples State Bank of Commerce	0.81%	\$ 2,501,488.29	
General Fund Total				\$ 2,776,626.84
Facilities Tax:				
Checking	Peoples State Bank of Commerce	0.00%	\$ 495.02	
Money Market	Peoples State Bank of Commerce	0.85%	\$ 2,357,121.53	
Capital Funds	Peoples State Bank of Commerce	0.81%	\$ 37,038.28	
Facilities Tax Total				\$ 2,394,654.83
Impact Fee:				
Impact Checking	Peoples State Bank of Commerce	0.00%	\$ 91.34	
Impact Base	Peoples State Bank of Commerce	0.81%	\$ 3,189,935.51	
Impact 25%	Peoples State Bank of Commerce	0.81%	\$ 212,232.42	
Impact Fee Total				\$ 3,402,259.27
Drug Fund:				
Drug Fund	Peoples State Bank of Commerce	0.81%	\$ 13,095.84	
Drug Fund Total				\$ 13,095.84
State Street Aid:				
Local Investment	State of Tennessee	0.09%	\$ 5,589.22	
Checking	Peoples State Bank of Commerce	0.00%	\$ 39.40	
Savings	Peoples State Bank of Commerce	0.81%	\$ 239,383.29	
State Street Aid Total				\$ 245,011.91
County School:				
County 30%-Checking	Peoples State Bank of Commerce	0.00%	\$ 275.74	
County 30%-Save	Peoples State Bank of Commerce	0.81%	\$ 326,020.52	
County School Fund Total				\$ 326,296.26
Debt Service:				
Debt Service-Checking	Peoples State Bank of Commerce	0.00%	\$ -	
Debt Service-Save	Peoples State Bank of Commerce	0.81%	\$ 535,509.97	
Debt Service Fund Total				\$ 535,509.97
Total Cash On Hand				<u>\$ 9,693,454.92</u>

Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For GENERAL FUND (110)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
GENERAL GOVERNMENT Revenues					
110-410-41000 PROPERTY TAXES CURRENT	29,289.00 \$	873.91 \$	340,000.00 \$\$	342,759.95	(0.81%)
110-410-41140 PROPERTY TAXES PRIOR YEARS	0.00	25.29	5,000.00	5,594.47	(11.89%)
110-410-42300 INTEREST AND PENALTY ON PROP TAX	0.00	37.77	500.00	658.01	(31.60%)
110-410-42500 LOCAL OPTION SALES TAX	0.00	31,197.18	360,000.00	373,346.40	(16.53%)
110-410-42540 WHOLESALE BEER TAX	0.00	6,076.14	60,000.00	59,382.37	1.03%
110-410-42550 WHOLESALE LIQUOR TAX	0.00	6,679.64	70,000.00	81,773.30	(16.82%)
110-410-42670 NATURAL GAS FRANCHISE TAX	0.00	2,751.80	45,000.00	61,525.04	(36.72%)
110-410-42680 CABLE TV FRANCHISE TAX	0.00	0.00	80,000.00	93,220.10	(16.53%)
110-410-42910 BEER LICENSES	0.00	0.00	1,100.00	1,300.00	(18.18%)
110-410-42920 LIQUOR LICENSES	0.00	1,333.33	6,270.00	6,420.00	(2.39%)
110-410-44310 STATE SALES TAX	0.00	37,043.11	430,000.00	438,687.53	(2.02%)
110-410-44320 STATE INCOME TAX	0.00	0.00	58,886.40	58,886.04	0.00%
110-410-44330 STATE BEER TAX	0.00	0.00	3,000.00	2,803.15	6.56%
110-410-44340 STATE ALCOHOLIC BEVERAGE TAX	0.00	550.50	15,600.00	27,700.20	(77.57%)
110-410-44370 STATE CITY STREETS AND	0.00	996.61	11,959.00	11,962.48	(0.03%)
110-410-44500 GROSS RECEIPTS TVA	0.00	17,004.48	68,500.00	68,491.01	0.01%
110-410-44610 GENERAL SERVICES	0.00	26.70	75.00	235.90	(214.53%)
110-410-45600 INTEREST	0.00	1,886.88	15,000.00	18,661.78	(24.41%)
110-410-45650 SALE OF TOWN EQUIPMENT	0.00	0.00	2,885.00	2,885.00	0.00%
110-410-45670 MISCELLANEOUS REVENUES	0.00	115.60	2,430.00	3,186.09	(31.11%)
110-410-45675 DEDICATED DONATIONS/SMALL	0.00	3,250.00	22,240.00	16,645.00	25.16%
110-410-45695 MTTT GRANT	0.00	0.00	600.00	0.00	100.00%
110-410-45697 ECONOMIC DEVELOPMENT	0.00	0.00	0.00	1,880.00	0.00%
Total GENERAL GOVERNMENT Revenues	29,289.00	109,848.94	1,599,045.40	1,678,003.82	(4.94%)
ENGINEERING Revenues					
110-420-43010 BUILDING AND RELATED PERMITS	0.00	69,600.33	387,666.00	457,861.90	(18.11%)
110-420-43011 DECK PERMITS	0.00	784.50	5,250.00	4,256.39	18.93%
110-420-43012 REINSPECTION FEE	0.00	350.00	4,350.00	4,750.00	(9.20%)
110-420-43015 SWIMMING POOL PERMIT	0.00	0.00	50.00	75.00	(50.00%)
110-420-43030 PLUMBING PERMITS	0.00	4,759.00	19,216.00	28,808.00	(49.92%)
110-420-43035 SPRINKLER PERMIT	0.00	1,600.00	17,471.00	20,271.00	(16.03%)
110-420-43040 EROSION CONTROL PERMIT	0.00	6,000.00	25,500.00	29,625.92	(16.18%)
110-420-43050 BOND/BOND PENALTY	0.00	0.00	2,000.00	3,000.00	(50.00%)
110-420-43060 MECHANICAL/ GAS PERMIT	0.00	3,621.00	20,000.00	37,188.00	(85.94%)
110-420-43080 EXCAVATING PERMITS	0.00	1,600.00	4,500.00	6,925.00	(53.89%)
110-420-43090 ZONING PERMITS	0.00	0.00	950.00	1,850.00	(94.74%)
110-420-43095 SITE PLANS AND PLATS	0.00	3,015.00	17,748.30	33,180.80	(86.95%)
110-420-43100 OTHER RELATED PERMITS	0.00	100.00	8,363.00	10,451.69	(24.98%)
110-420-43120 SIGN PERMITS	0.00	0.00	275.00	400.00	(45.45%)
110-420-43130 SOLICITATION PERMITS	0.00	50.00	75.00	100.00	(33.33%)
110-420-44513 IMPACT FEE ADMINISTRATION	0.00	3,036.80	13,994.00	16,846.56	(20.38%)
110-420-45645 ENGINEERING REIMBURSEMENTS	0.00	170.00	700.00	1,046.00	(49.43%)
Total ENGINEERING Revenues	0.00	94,686.63	528,108.30	656,636.26	(24.34%)

Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For GENERAL FUND (110)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
POLICE Revenues					
110-430-45680 POLICE GRANTS & DONATIONS	16,310.00	0.00	26,110.00	26,655.00	(2.09%)
110-430-46000 OFFICER COURT FEE	0.00	116.85	4,000.00	3,268.97	18.28%
110-430-47000 COURT COSTS	0.00	19,783.62	125,000.00	148,640.18	(18.91%)
Total POLICE Revenues	16,310.00	19,900.47	155,110.00	178,564.15	(15.12%)
Total GENERAL FUND Revenues	45,599.00 \$	224,436.04 \$	2,282,263.70 \$\$	2,513,204.23	(10.12%)
Expenditures					
BOMA Expenditures					
110-400-51100 SALARIES	0.00 \$	1,250.00 \$	15,725.00 \$\$	15,725.00	0.00%
110-400-51400 EMPLOYER CONTRIBUTIONS	0.00	95.62	1,203.00	1,202.92	0.01%
110-400-52000 CONTRACTUAL SERVICES	0.00	0.00	1,500.00	1,500.00	0.00%
110-400-52115 ELECTION COST	0.00	0.00	578.20	578.20	0.00%
110-400-52350 MEMBERSHIPS REGISTRATION FEES	715.79	0.00	5,215.79	5,315.79	(1.92%)
110-400-52400 CELLULAR TELEPHONE	0.00	50.93	895.00	799.80	10.64%
110-400-52500 PROFESSIONAL SERVICES	9,172.00	2,200.00	66,100.00	66,088.41	0.02%
110-400-52800 TRAVEL	0.00	0.00	100.00	64.90	35.10%
110-400-55100 LIABILITY INSURANCE	0.00	0.00	2,141.53	2,723.33	(27.17%)
110-400-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	128.38	151.54	(18.04%)
110-400-57200 DONATIONS TO REC BOARD	5,000.00	0.00	5,000.00	0.00	100.00%
110-400-57300 MTTG GRANT	0.00	0.00	1,200.00	0.00	100.00%
110-400-57710 TREES N TRAILS	0.00	0.00	1,000.00	0.00	100.00%
110-400-57720 ECONOMIC DEVELOPMENT	0.00	0.00	9,617.00	9,617.00	0.00%
110-400-57730 HISTORIC AND BEAUTIFICATION	0.00	0.00	5,887.33	5,887.33	0.00%
110-400-57740 TOURISM	0.00	0.00	1,000.00	1,000.00	0.00%
110-400-57760 TOWN EVENTS	0.00	21,112.99	29,040.00	29,073.21	(0.11%)
110-400-57880 OTHER BOMA/EMPLOYEE SERVICE	0.00	492.57	8,500.00	9,002.00	(5.91%)
Total BOMA Expenditures	14,887.79	25,202.11	154,831.23	148,729.43	3.94%
GENERAL GOVERNMENT Expenditures					
110-410-51100 SALARIES	6,542.88	13,878.52	134,832.00	134,622.15	0.16%
110-410-51400 EMPLOYER CONTRIBUTIONS	500.91	1,061.73	10,315.00	10,521.03	(2.00%)
110-410-51420 HOSPITAL AND HEALTH INSURANCE	0.00	2,419.52	23,166.10	24,827.11	(7.17%)
110-410-51430 EMPLOYEE RETIREMENT PLAN	0.00	241.78	3,334.76	2,242.70	32.75%
110-410-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	282.68	295.90	(4.68%)
110-410-52110 POSTAGE BOX RENT ETC	0.00	(49.00)	1,000.00	817.38	18.26%
110-410-52310 PUBLICATION OF LEGAL NOTICES	0.00	62.80	1,000.00	1,266.14	(26.61%)
110-410-52350 MEMBERSHIPS REGISTRATION FEES	400.00	0.00	2,600.00	2,589.00	0.42%
110-410-52400 CELLULAR TELEPHONE	0.00	248.41	1,600.00	1,672.85	(4.55%)
110-410-52500 PROFESSIONAL SERVICES	0.00	0.00	4,200.00	4,824.50	(14.87%)
110-410-52600 REPAIR AND MAINTENANCE SERVICES	0.00	61.92	1,747.09	1,867.13	(6.87%)
110-410-52800 TRAVEL	0.00	0.00	1,500.00	1,023.58	31.76%
110-410-53100 OFFICE SUPPLIES AND MATERIALS	0.00	237.72	1,500.00	1,979.42	(31.96%)
110-410-55100 LIABILITY INSURANCE	0.00	0.00	2,723.29	2,723.29	0.00%
110-410-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	572.37	358.83	37.31%
110-410-55510 TRUSTEE FEES	0.00	18.46	8,000.00	7,890.06	1.37%
110-410-55900 50% STATE MIXED DRINK TAX	0.00	275.25	7,800.00	13,850.11	(77.57%)

Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For GENERAL FUND (110)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-410-57800 MOVING EXPENSES	0.00	4,129.45	11,001.46	10,218.45	7.12%
110-410-59000 CAPITAL OUTLAY	0.00	0.00	4,100.00	4,076.96	0.56%
Total GENERAL GOVERNMENT Expenditures	7,443.79	22,586.56	221,274.75	227,666.59	(2.89%)
COURT Expenditures					
110-415-51100 SALARIES	0.00	4,950.80	65,290.81	64,273.99	1.56%
110-415-51400 EMPLOYER CONTRIBUTIONS	0.00	378.74	4,994.75	4,916.99	1.56%
110-415-51420 HOSPITAL AND HEALTH INSURANCE	0.00	709.76	8,489.62	8,493.12	(0.04%)
110-415-51430 EMPLOYEE RETIREMENT PLAN	0.00	71.38	921.51	921.43	0.01%
110-415-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	223.48	223.47	0.00%
110-415-51650 COURT COSTS	0.00	0.00	148.50	0.00	100.00%
110-415-52110 POSTAGE BOX RENT ETC	0.00	49.00	188.00	253.33	(34.75%)
110-415-52600 REPAIR AND MAINTENANCE SERVICES	0.00	91.26	2,415.09	2,611.86	(8.15%)
110-415-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	500.00	406.47	18.71%
110-415-55100 LIABILITY INSURANCE	0.00	0.00	2,723.29	2,723.29	0.00%
110-415-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	154.73	142.75	7.74%
Total COURT Expenditures	0.00	6,250.94	86,049.78	84,966.70	1.26%
ENGINEERING Expenditures					
110-420-51100 SALARIES	0.00	6,083.98	79,341.74	79,341.74	0.00%
110-420-51400 EMPLOYER CONTRIBUTIONS	0.00	465.42	6,069.62	6,069.59	0.00%
110-420-51420 HOSPITAL AND HEALTH INSURANCE	0.00	709.76	8,505.12	8,500.87	0.05%
110-420-51430 EMPLOYEE RETIREMENT PLAN	0.00	150.88	1,961.48	1,961.46	0.00%
110-420-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	90.00	90.00	0.00%
110-420-52110 POSTAGE BOX RENT ETC	0.00	0.00	40.00	0.00	100.00%
110-420-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	750.00	180.40	75.95%
110-420-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	655.00	280.00	57.25%
110-420-52500 PROFESSIONAL SERVICES	0.00	0.00	0.00	400.00	0.00%
110-420-52540 ARCHITECTURAL AND ENGINEERING	7,000.00	0.00	15,000.00	11,520.70	23.20%
110-420-52600 REPAIR AND MAINTENANCE SERVICES	0.00	118.13	1,260.00	1,384.00	(9.84%)
110-420-52800 TRAVEL	0.00	0.00	100.00	100.00	0.00%
110-420-53100 OFFICE SUPPLIES AND MATERIALS	0.00	7.62	150.00	293.53	(95.69%)
110-420-55100 LIABILITY INSURANCE	0.00	0.00	2,705.00	2,723.29	(0.68%)
110-420-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	572.00	495.30	13.41%
110-420-57915 MS4	0.00	0.00	28,640.00	16,366.63	42.85%
Total ENGINEERING Expenditures	7,000.00	7,535.79	145,839.96	129,707.51	11.06%
PLANNING Expenditures					
110-425-51100 SALARIES	0.00	6,277.66	80,773.38	80,787.82	(0.02%)
110-425-51400 EMPLOYER CONTRIBUTIONS	0.00	480.22	6,179.16	6,154.84	0.39%
110-425-51420 HOSPITAL AND HEALTH INSURANCE	0.00	704.84	9,745.38	8,463.43	13.15%
110-425-51430 EMPLOYEE RETIREMENT PLAN	0.00	155.68	1,839.12	1,804.37	1.89%
110-425-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	147.13	149.78	(1.80%)
110-425-52110 POSTAGE BOX RENT ETC	0.00	0.00	145.00	143.29	1.18%
110-425-52310 PUBLICATION OF LEGAL NOTICES	0.00	37.10	750.00	457.26	39.03%
110-425-52350 MEMBERSHIPS REGISTRATION FEES	0.00	(110.00)	1,795.00	1,065.00	40.67%
110-425-52540 ARCHITECTURAL AND ENGINEERING	0.00	0.00	34,000.00	31,493.12	7.37%
110-425-52570 PLANNING AND ZONING SERVICES	0.00	0.00	150.00	42.00	72.00%
110-425-52600 REPAIR AND MAINTENANCE SERVICES	0.00	118.13	1,199.09	1,400.24	(16.78%)

Town of Nolensville
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 For GENERAL FUND (110)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-425-52800 TRAVEL	0.00	0.00	2,500.00	29.38	98.82%
110-425-53100 OFFICE SUPPLIES AND MATERIALS	0.00	7.62	1,000.00	985.21	1.48%
110-425-55100 LIABILITY INSURANCE	0.00	0.00	2,723.29	2,723.29	0.00%
110-425-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	517.00	437.21	15.43%
110-425-57920 REIMBURSABLE ENGINEER SERVICE	0.00	170.00	800.00	1,001.00	(25.13%)
Total PLANNING Expenditures	0.00	7,841.25	144,263.55	137,137.24	4.94%
CODES Expenditures					
110-428-51100 SALARIES	(13,799.04)	5,378.79	68,000.00	64,076.42	5.77%
110-428-51370 CODES UNIFORMS	250.00	168.00	250.00	168.00	32.80%
110-428-51400 EMPLOYER CONTRIBUTIONS	(1,055.63)	411.48	5,202.00	4,901.98	5.77%
110-428-51420 HOSPITAL AND HEALTH INSURANCE	705.88	709.76	9,211.00	8,500.87	7.71%
110-428-51430 EMPLOYEE RETIREMENT PLAN	132.22	109.16	909.00	815.10	10.33%
110-428-51470 UNEMPLOYMENT INSURANCE	0.00	0.00	431.81	295.53	31.56%
110-428-52110 POSTAGE BOX RENT ETC	0.00	0.00	49.00	49.00	0.00%
110-428-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	410.00	410.00	0.00%
110-428-52540 ARCHITECTURAL AND ENGINEERING	0.00	150.00	1,800.00	843.75	53.13%
110-428-52600 REPAIR AND MAINTENANCE SERVICES	0.00	118.13	2,575.09	2,726.52	(5.88%)
110-428-52610 REPAIR AND MAINTENANCE MOTOR	0.00	0.00	100.00	60.11	39.89%
110-428-52800 TRAVEL	436.00	0.00	436.00	435.68	0.07%
110-428-53100 OFFICE SUPPLIES AND MATERIALS	300.00	49.11	2,300.00	2,367.09	(2.92%)
110-428-53310 VEHICLE GAS	0.00	0.00	1,500.00	119.50	92.03%
110-428-55100 LIABILITY INSURANCE	0.00	0.00	2,691.00	3,033.63	(12.73%)
110-428-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	2,913.00	1,360.99	53.28%
110-428-59000 CAPITAL OUTLAY	0.00	0.00	9,453.87	9,453.87	0.00%
Total CODES Expenditures	(13,030.57)	7,094.43	108,231.77	99,618.04	7.96%
POLICE Expenditures					
110-430-51100 SALARIES	0.00	24,420.78	353,894.50	327,442.37	7.47%
110-430-51130 OVERTIME SALARIES	0.00	110.64	3,500.00	3,238.29	7.48%
110-430-51360 POLICE CLOTHING/UNIFORMS	0.00	834.42	7,500.00	5,890.05	21.47%
110-430-51400 EMPLOYER CONTRIBUTIONS	0.00	1,876.66	27,340.68	25,297.37	7.47%
110-430-51420 HOSPITAL AND HEALTH INSURANCE	0.00	4,978.57	69,480.68	63,808.40	8.16%
110-430-51430 EMPLOYEE RETIREMENT PLAN	0.00	608.36	8,259.21	7,292.69	11.70%
110-430-51470 UNEMPLOYMENT INSURANCE	0.00	12.80	942.58	843.27	10.54%
110-430-52000 CONTRACTUAL SERVICES	0.00	0.00	8,000.00	8,000.00	0.00%
110-430-52110 POSTAGE BOX RENT ETC	0.00	6.49	100.00	100.69	(0.69%)
110-430-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	26.04	26.04	0.00%
110-430-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	535.00	610.00	(14.02%)
110-430-52355 TRAINING AND AMMUNITION	0.00	649.50	3,000.00	2,900.36	3.32%
110-430-52400 CELLULAR TELEPHONE	0.00	0.00	197.47	197.47	0.00%
110-430-52450 TELEPHONE AND OTHER	0.00	279.45	3,580.00	3,224.03	9.94%
110-430-52500 PROFESSIONAL SERVICES	440.00	876.01	3,700.00	3,704.90	(0.13%)
110-430-52600 REPAIR AND MAINTENANCE SERVICES	0.00	168.87	3,000.00	2,430.37	18.99%
110-430-52610 REPAIR AND MAINTENANCE MOTOR	2,500.00	354.97	8,500.00	8,300.80	2.34%
110-430-52800 TRAVEL	0.00	0.00	252.39	252.39	0.00%
110-430-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	3,225.00	2,539.57	21.25%
110-430-53290 OTHER OPERATING SUPPLIES	0.00	0.00	500.00	348.77	30.25%
110-430-53310 VEHICLE GAS	0.00	1,422.62	20,000.00	19,341.59	3.29%

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110-430-55100 LIABILITY INSURANCE	0.00	0.00	15,592.70	15,592.70	0.00%
110-430-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	14,497.00	16,050.60	(10.72%)
110-430-59000 CAPITAL OUTLAY	2,089.00	0.00	43,089.00	43,088.80	0.00%
110-430-59450 COMMUNICATION EQUIPMENT	0.00	0.00	6,910.00	1,945.00	71.85%
Total POLICE Expenditures	5,029.00	36,600.14	605,622.25	562,466.52	7.13%
FIRE Expenditures					
110-440-52000 CONTRACTUAL SERVICES	0.00	11,375.00	136,500.00	136,500.00	0.00%
Total FIRE Expenditures	0.00	11,375.00	136,500.00	136,500.00	0.00%
STREET Expenditures					
110-450-51100 SALARIES	0.00	7,540.56	96,944.89	94,947.55	2.06%
110-450-51130 OVERTIME SALARIES	0.00	0.00	300.00	79.76	73.41%
110-450-51350 PUBLIC WORKS UNIFORMS	0.00	192.00	275.00	192.00	30.18%
110-450-51400 EMPLOYER CONTRIBUTIONS	0.00	576.87	7,422.38	7,269.63	2.06%
110-450-51420 HOSPITAL AND HEALTH INSURANCE	0.00	715.09	8,562.84	8,556.38	0.08%
110-450-51430 EMPLOYEE RETIREMENT PLAN	0.00	98.08	1,287.26	1,287.29	0.00%
110-450-51470 UNEMPLOYMENT INSURANCE	0.00	15.97	344.62	329.19	4.48%
110-450-52000 CONTRACTUAL SERVICES	0.00	455.25	1,821.00	1,821.00	0.00%
110-450-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	240.00	189.00	21.25%
110-450-52410 ELECTRIC	0.00	26.89	1,225.00	301.52	75.39%
110-450-52470 STREET LIGHTING (ELECTRIC AND	0.00	338.81	4,100.00	4,135.18	(0.86%)
110-450-52600 REPAIR AND MAINTENANCE SERVICES	0.00	13.63	400.00	2,002.53	(400.63%)
110-450-52610 REPAIR AND MAINTENANCE MOTOR	0.00	19.98	1,000.00	470.37	52.96%
110-450-52620 REPAIR AND MAINTENANCE OTHER	0.00	223.05	8,500.00	7,768.82	8.60%
110-450-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	100.00	32.92	67.08%
110-450-53120 SMALL ITEMS OF EQUIPMENT	0.00	49.99	1,300.00	347.70	73.25%
110-450-53310 VEHICLE GAS	0.00	436.08	8,000.00	5,968.06	25.40%
110-450-53420 SIGN PARTS AND SUPPLIES	0.00	285.16	500.00	395.76	20.85%
110-450-55100 LIABILITY INSURANCE	0.00	0.00	4,356.57	5,462.86	(25.39%)
110-450-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	1,865.00	2,160.55	(15.85%)
110-450-59000 CAPITAL OUTLAY	0.00	0.00	46,300.00	46,065.96	0.51%
110-450-59320 DRAINAGE IMPROVEMENT	0.00	0.00	2,000.00	0.00	100.00%
Total STREET Expenditures	0.00	10,987.41	196,844.56	189,784.03	3.59%
BUILDING Expenditures					
110-460-51100 SALARIES	0.00	366.74	7,211.17	6,119.88	15.13%
110-460-51400 EMPLOYER CONTRIBUTIONS	0.00	28.06	551.65	468.20	15.13%
110-460-51470 UNEMPLOYMENT INSURANCE	0.00	3.67	72.14	61.24	15.11%
110-460-52410 ELECTRIC	0.00	2,867.13	33,000.00	33,614.99	(1.86%)
110-460-52420 WATER	0.00	161.61	2,500.00	2,376.13	4.95%
110-460-52440 GAS	0.00	40.57	500.00	464.25	7.15%
110-460-52450 TELEPHONE AND OTHER	0.00	1,102.78	14,000.00	13,732.57	1.91%
110-460-52600 REPAIR AND MAINTENANCE SERVICES	1,636.28	304.29	15,750.00	15,665.79	0.53%
110-460-53200 JANITORIAL SUPPLIES	300.00	53.82	1,700.00	1,577.96	7.18%
110-460-53230 LANDSCAPING	0.00	798.50	4,000.00	2,709.25	32.27%
110-460-55100 LIABILITY INSURANCE	0.00	0.00	5,400.32	5,400.32	0.00%
110-460-55150 WORKERS COMPENSATION INSURANCE	0.00	0.00	293.00	209.23	28.59%

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Total BUILDING Expenditures	1,936.28	5,727.17	84,978.28	82,399.81	3.03%
Total GENERAL FUND Expenditures	23,266.29 \$	141,200.80 \$	1,884,436.13 \$\$	1,798,975.87	4.54%
GENERAL FUND Excess of Revenues Over Expenditures \$	22,332.71	83,235.24 \$	397,827.57 \$	714,228.36 \$	(79.53%)

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Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For STATE STREET FUND (120)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
STREET Revenues					
120-450-44350 STATE HIGHWAY AND STREET FUNDS	0.00 \$	2,654.97 \$	32,203.98 \$\$	31,399.92	2.50%
120-450-44360 STATE GASOLINE AND MOTOR FUEL	0.00	8,961.02	108,065.56	105,550.08	2.33%
120-450-44400 STATE 1989 INCREASE	0.00	1,430.48	17,351.22	16,918.01	2.50%
120-450-45600 INTEREST	0.00	153.12	1,000.00	1,454.77	(45.48%)
Total STREET Revenues	0.00	13,199.59	158,620.76	155,322.78	2.08%
Total STATE STREET FUND Revenues	0.00 \$	13,199.59 \$	158,620.76 \$\$	155,322.78	2.08%
Expenditures					
STREET Expenditures					
120-450-52680 REPAIR AND MAINTENANCE ROADS	(424,000.00) \$	661.50 \$	116,000.00 \$\$	114,102.83	1.64%
Total STREET Expenditures	(424,000.00)	661.50	116,000.00	114,102.83	1.64%
Total STATE STREET FUND Expenditures	(424,000.00) \$	661.50 \$	116,000.00 \$\$	114,102.83	1.64%
STATE STREET FUND Excess of Revenues Over	\$ 424,000.00	12,538.09 \$	42,620.76 \$	41,219.95 \$	3.29%

Town of Nolensville
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 Revised Budget
 For IMPACT FEE (125)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
GENERAL GOVERNMENT Revenues					
125-410-45600 INTEREST	0.00 \$	2,079.51 \$	10,000.00 \$\$	22,276.07	(122.76%)
Total GENERAL GOVERNMENT Revenues	0.00	2,079.51	10,000.00	22,276.07	(122.76%)
ENGINEERING Revenues					
125-420-44515 IMPACT FEES	0.00	113,880.00	483,990.00	634,593.09	(31.12%)
125-420-44517 IMPACT FEE-25%	0.00	37,960.00	161,330.00	196,443.00	(21.76%)
125-420-44518 IMPACT FEE 25%-COMMERCIAL	0.00	0.00	0.00	15,087.59	0.00%
Total ENGINEERING Revenues	0.00	151,840.00	645,320.00	846,123.68	(31.12%)
Total IMPACT FEE Revenues	0.00 \$	153,919.51 \$	655,320.00 \$\$	868,399.75	(32.52%)
Expenditures					
GENERAL GOVERNMENT Expenditures					
125-410-53100 OFFICE SUPPLIES AND MATERIALS	0.00 \$	0.00 \$	0.00 \$\$	50.38	0.00%
Total GENERAL GOVERNMENT Expenditures	0.00	0.00	0.00	50.38	0.00%
STREET Expenditures					
125-450-53450 SUNSET ROAD WIDENING	0.00	21,210.81	500,000.00	57,211.64	88.56%
Total STREET Expenditures	0.00	21,210.81	500,000.00	57,211.64	88.56%
Total IMPACT FEE Expenditures	0.00 \$	21,210.81 \$	500,000.00 \$\$	57,262.02	88.55%
IMPACT FEE Excess of Revenues Over Expenditures	\$ 0.00	132,708.70 \$	155,320.00 \$	811,137.73 \$	(422.24%)

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Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For DRUG FUND (127)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
GENERAL GOVERNMENT Revenues					
127-410-45600 INTEREST	0.00 \$	8.70 \$	75.00 \$\$	83.14	(10.85%)
127-410-45650 SALE OF TOWN EQUIPMENT	0.00	0.00	1,500.00	4,419.00	(194.60%)
Total GENERAL GOVERNMENT Revenues	0.00	8.70	1,575.00	4,502.14	(185.85%)
POLICE Revenues					
127-430-46010 DRUG FINES	0.00	237.50	1,800.00	2,518.60	(39.92%)
Total POLICE Revenues	0.00	237.50	1,800.00	2,518.60	(39.92%)
Total DRUG FUND Revenues	0.00 \$	246.20 \$	3,375.00 \$\$	7,020.74	(108.02%)
Expenditures					
POLICE Expenditures					
127-430-53260 FIRE ARMS	0.00 \$	0.00 \$	1,800.00 \$\$	1,766.06	1.89%
127-430-53295 ARMORED VESTS	0.00	0.00	2,750.00	1,650.00	40.00%
Total POLICE Expenditures	0.00	0.00	4,550.00	3,416.06	24.92%
Total DRUG FUND Expenditures	0.00 \$	0.00 \$	4,550.00 \$\$	3,416.06	24.92%
DRUG FUND Excess of Revenues Over Expenditures	\$ 0.00	246.20 \$	(1,175.00) \$	3,604.68 \$	406.78%

Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For ADEQUATE FACILITIES TAX (130)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
GENERAL GOVERNMENT Revenues					
130-410-45600 INTEREST	0.00 \$	1,720.92 \$	18,000.00 \$\$	17,180.44	4.55%
130-410-45660 OPERATING TRANSFERS	0.00	0.00	0.00	(446,050.00)	0.00%
Total GENERAL GOVERNMENT Revenues	0.00	1,720.92	18,000.00	(428,869.56)	2482.61%
ENGINEERING Revenues					
130-420-42930 GENERAL AND SPECIAL PRIVILEGE TAX	0.00	132,453.00	524,960.00	673,704.00	(28.33%)
Total ENGINEERING Revenues	0.00	132,453.00	524,960.00	673,704.00	(28.33%)
Total ADEQUATE FACILITIES TAX Revenues	0.00 \$	134,173.92 \$	542,960.00 \$\$	244,834.44	54.91%
Expenditures					
GENERAL GOVERNMENT Expenditures					
130-410-53100 OFFICE SUPPLIES AND MATERIALS	0.00 \$	0.00 \$	0.00 \$\$	25.19	0.00%
130-410-59113 RECREATION CENTER STRUCTURE	0.00	0.00	0.00	162,500.00	0.00%
130-410-59200 BUILDINGS-PUBLIC WORKS	0.00	0.00	20,000.00	25,077.04	(25.39%)
Total GENERAL GOVERNMENT Expenditures	0.00	0.00	20,000.00	187,602.23	(838.01%)
Total ADEQUATE FACILITIES TAX Expenditures	0.00 \$	0.00 \$	20,000.00 \$\$	187,602.23	(838.01%)
ADEQUATE FACILITIES TAX Excess of Revenues Over	\$ 0.00	134,173.92 \$	522,960.00 \$	57,232.21 \$	89.06%

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Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For WILLIAMSON COUNTY 30% TAX (135)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
GENERAL GOVERNMENT Revenues					
135-410-44525 WILLIAMSON COUNTY 30% SCHOOL TAX	0.00 \$	8,759.32 \$	84,000.00 \$\$	92,163.91	(9.72%)
135-410-45600 INTEREST	0.00	212.24	2,100.00	2,383.10	(13.48%)
135-410-45691 SMALL TOWN CONNECTION GRANT	0.00	0.00	0.00	17,224.00	0.00%
Total GENERAL GOVERNMENT Revenues	0.00	8,971.56	86,100.00	111,771.01	(29.82%)
Total WILLIAMSON COUNTY 30% TAX Revenues	0.00 \$	8,971.56 \$	86,100.00 \$\$	111,771.01	(29.82%)
Expenditures					
GENERAL GOVERNMENT Expenditures					
135-410-56995 SAFE ROUTE TO SCHOOL GRANT	0.00 \$	0.00 \$	0.00 \$\$	89.26	0.00%
135-410-59111 TRANSPROTATION ENHANCEMENT	(207,330.00)	0.00	41,000.00	40,200.00	1.95%
Total GENERAL GOVERNMENT Expenditures	(207,330.00)	0.00	41,000.00	40,289.26	1.73%
Total WILLIAMSON COUNTY 30% TAX Expenditures	(207,330.00) \$	0.00 \$	41,000.00 \$\$	40,289.26	1.73%
WILLIAMSON COUNTY 30% TAX Excess of Revenues Over \$	207,330.00	8,971.56 \$	45,100.00 \$	71,481.75 \$	(58.50%)

Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget
 For DEBT SERVICE (140)
 For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
GENERAL GOVERNMENT Revenues					
140-410-45600 INTEREST	0.00 \$	380.44 \$	1,200.00 \$\$	5,582.87	(365.24%)
140-410-45660 OPERATING TRANSFERS	0.00	0.00	446,050.00	446,050.00	0.00%
Total GENERAL GOVERNMENT Revenues	0.00	380.44	447,250.00	451,632.87	(0.98%)
Total DEBT SERVICE Revenues	0.00 \$	380.44 \$	447,250.00 \$\$	451,632.87	(0.98%)
Expenditures					
GENERAL GOVERNMENT Expenditures					
140-410-55350 DEBT SERVICE	0.00 \$	4,570.55 \$	446,050.00 \$\$	208,336.70	53.29%
Total GENERAL GOVERNMENT Expenditures	0.00	4,570.55	446,050.00	208,336.70	53.29%
Total DEBT SERVICE Expenditures	0.00 \$	4,570.55 \$	446,050.00 \$\$	208,336.70	53.29%
DEBT SERVICE Excess of Revenues Over Expenditures	\$ 0.00	(4,190.11) \$	1,200.00 \$	243,296.17	\$(20174.68%)

Town of Nolensville
Statement of Revenue and Expenditures 7/23/2015 9:54am
 Revised Budget

For the Fiscal Period 2015-12 Ending June 30, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	45,599.00 \$	535,327.26 \$	4,175,889.46 \$	4,352,185.82 \$	(4.22%)
Total Expenditures	(608,063.71) \$	167,643.66 \$	3,012,036.13 \$	2,409,984.97 \$	19.99%
Total Excess of Revenues Over Expenditures	653,662.71 \$	367,683.60 \$	1,163,853.33 \$	1,942,200.85 \$	(66.88%)

DRAFT

TOWN OF NOLENSVILLE
P.O. Box 547
Nolensville, Tennessee 37135

RESOLUTION #15-27

A RESOLUTION BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE TO ANNEX A PORTION OF PROPERTY OFF OF FLY ROAD REFERENCED AS MAP 57, PARCEL 27, IN THE WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE

WHEREAS, the owners of the property described below have requested by petition that the Town of Nolensville, Tennessee, annex the following properties into the corporate limits of the Town of Nolensville:

A portion of Map 57, Parcel 27, specifically the westernmost portion consisting of approximately 11.5 acres (more or less); see Exhibit A, attached; and,

WHEREAS, the Town of Nolensville Planning Commission voted on July 14, 2015 to forward this request for annexation and a proposed Plan of Services for the above referenced property to the Nolensville Board of Mayor and Aldermen; and,

WHEREAS, this request for annexation is in accordance with the State of Tennessee Public Chapter No. 707, allowing such annexation with the written consent of the property owners by resolution of the Board of Mayor and Aldermen, and;

WHEREAS, the Board of Mayor and Aldermen has held a public hearing on this resolution for annexation, including the Plan of Services for annexing this property referenced above on August 6, 2015;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Mayor and Aldermen of the Town of Nolensville, Tennessee, hereby approves the annexation of the aforementioned property and illustrated in Exhibit A.

RESOLVED this 6th day of August, 2015.

Jimmy Alexander, Mayor

Kali Mogul, Town Recorder

Passed: _____

**Exhibit A
Plan of Services**

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF
A PORTION OF PROPERTY REFERENCED AS MAP 57, PARCEL 27, IN THE
WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE,
TENNESSEE

WHEREAS, the Town Of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and

WHEREAS, the area to be annexed by this ordinance is included within the Urban Growth Area, and the Justification Report indicates that such area should be annexed by the Town Of Nolensville and that suburban residential zoning should be established for the area in order to be consistent with development in the area; and

WHEREAS, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and,

WHEREAS, the proposed property being considered for annexation as part of an addition to a planned residential development and are located east of the corporate limits of the Town of Nolensville, and are contiguous to the Town's eastern corporate boundary and the proposed property to be annexed is identified on the tax maps prepared for the Williamson County Property Assessor as being:

A portion of Map 57, Parcel 27, specifically the westernmost portion consisting of approximately 11.5 acres (more or less); see Exhibit A, attached;

WHEREAS, the property owners have made a request to the Town of Nolensville, Tennessee, to be annexed;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF NOLENSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, there is hereby recommended for adoption by the Board of Mayor and Aldermen, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.

Location

The proposed annexation area is located east of the present corporate limits and is contiguous to property that is inside the Corporate Limits of the Town of Nolensville. The proposed annexed area contains a total of 11.5 (more or less) acres and lies completely within the Town's Urban Growth Boundary.

Existing Land Use

The annexed area contains mostly young woodlands.

Provision of Services to the Annexed Area

I. Water Service:

The entire area is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system and for extending new water lines and installing fire hydrants in conformance with the rules and regulations of the appropriate utility and the Town of Nolensville at the time of construction.

II. Sewer Service:

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developers of these properties will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines.

III. Police Protection:

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the town will provide a level of service comparable to other developed areas in the Town.

IV. Fire Protection:

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be provided on the effective date of annexation. All residences and property to be served in the annexed area are within 5 miles of the fire station.

V. Emergency Medical Services:

No additional services or cost anticipated.

VI. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

VII. Road Maintenance:

Routine road maintenance service (paving, pot-hole repair, striping, signs, and R-O-W mowing) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by the Town in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

VIII. Planning and Codes Oversight:

All planning, zoning, land development regulations, and building codes of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

IX. Subdivision Plan Approvals & Future Zoning of Area:

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies.

The subject property shall be zoned SR – Suburban Residential for single-family housing, and the zoning map will be amended as of the effective date of the ordinance approving this annexation.

X. Code Enforcement:

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation.

XI. Public Library:

Residents of the annexed area, if any, will have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

XII. Revenues (Taxes and Fees):

The Primary sources of revenues that will be used to pay for the expanded services include property taxes, in addition to commercial building permit, adequate facilities tax and impact fee for new construction. The annual tax bill for a \$300,000 residential structure is estimated to be \$113.00 under the current Town tax rate of \$0.15 per \$100 of assessed value.

XIII. Natural Gas:

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas, if needed, will be done under the policies established by the gas company, in accordance with the Franchise agreement.

XIV. Electric Service:

The area to be annexed will receive electric service from Middle Tennessee Electric Service.

XV. Refuse Collection:

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Property owners will continue to utilize private hauling services.

XVI. Street Lighting:

In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manner consistent with current service delivery in the town limits.

RESOLVED this ____ day of _____, 2015

CHAIRMAN DOUGLAS RADLEY

SECRETARY ROBERT HAINES

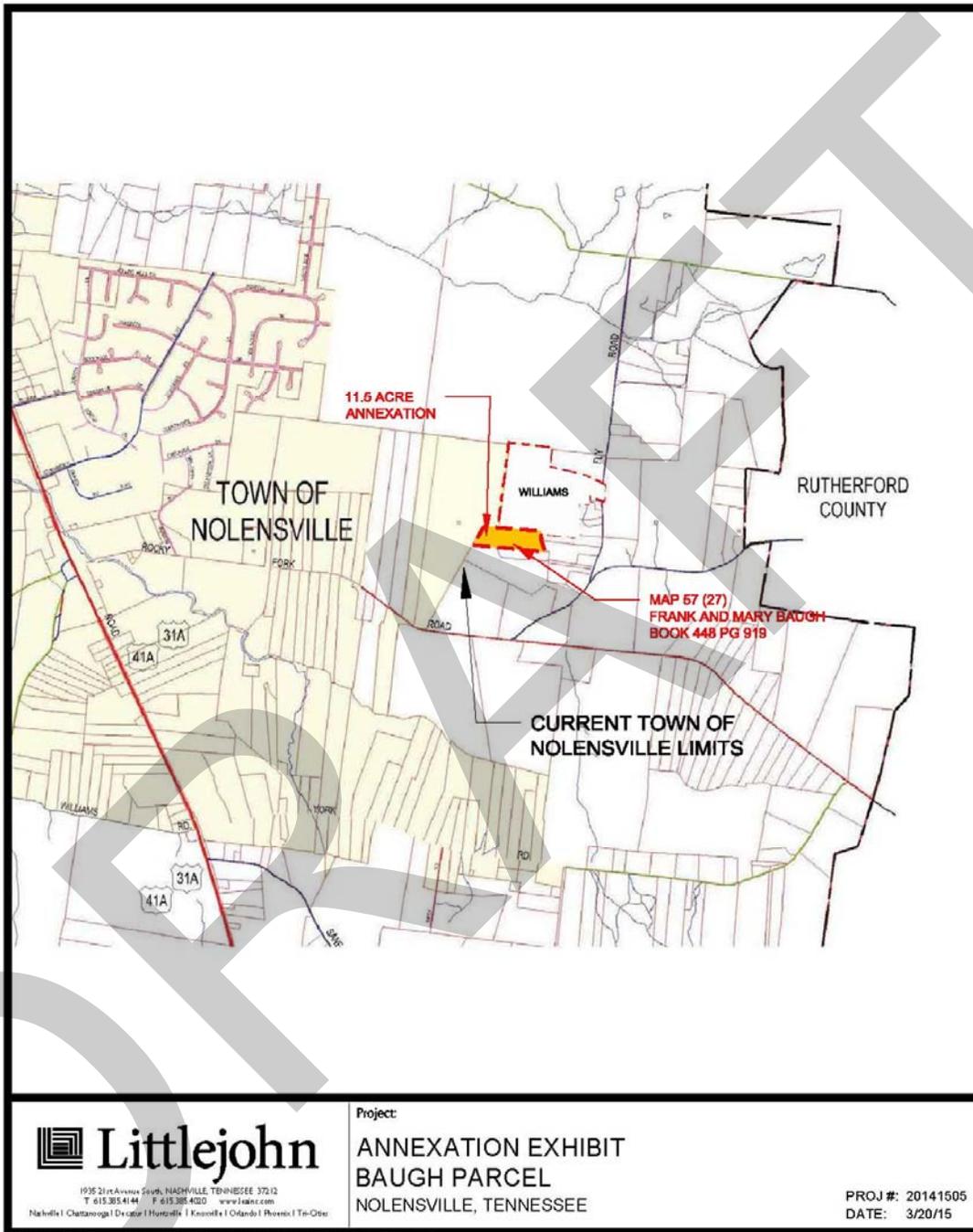
APPROVED AS TO FORM:

TOWN ATTORNEY

Robert J. Notestine, III

DRAFT

Annexation Exhibit



Property Owner's Request for Annexation



May 18, 2015
Revised July 15, 2015

Mr. Henry Laird
Town of Nolensville
Planning Department
7218 Nolensville Rd
P.O. Box 547
Nolensville, TN 37135

**RE: Annexation Request for 2413 Fly Road
Nolensville, TN
Portion of Parcel 27, Williamson Co. Tax Map 57**

Dear Mr. Laird,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. The property is located on Williamson Co. Tax Map 57 and is designated as parcel 27. The approximate 17.26 acre tract has public roadway frontage with an address of 2413 Fly Rd. The property falls within the designated Urban Growth Boundary for the Town of Nolensville. We are herewith requesting that the western 11.5 acres of the parcel be annexed into the Town to allow it to become part of the Burberry Glen development (please refer to attached sketch).

With the successful annexation of the property, it is the intent of CK Development to seek SR base zoning with a PUD overlay. Attached with this request is a letter of availability for water service from the Nolensville/ College Grove Utility District and a letter stating sewer availability from Metro Sewer Services.

We appreciate your recognition of this annexation request. Representatives from CK Development and Littlejohn Engineering Associates will make themselves available at your request to address any questions that may arise.

Respectfully,


Landowner

1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tampa Bay | Tri-Cities

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Land Surveying
Environmental Services
Health and Safety
Economic Development

ORDINANCE #15-11

AN ORDINANCE TO ADOPT A CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT AND P.U.D. OVERLAY ZONING KNOWN AS LYNCH PARCEL IN NOLENSVILLE, TENNESSEE

WHEREAS, Article 2.2.10.B of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to approve a Planned Unit Development Overlay zoning for certain property in accordance with a PUD Concept Plan recommended by the Planning Commission; and,

WHEREAS, the Nolensville Planning Commission met on Tuesday, July 14, 2015 and approved a recommendation to the Board of Mayor and Aldermen to adopt the Lynch Parcel Planned Unit Development located on Rocky Fork Road, property map 58, parcel 31.17; and,

WHEREAS, the Board of Mayor and Aldermen held a public hearing on _____, _____, on the proposed P.U.D. Concept Plan; and

WHEREAS, the Board of Mayor and Aldermen must approve the proposal to adopt the master PUD Concept Plan in order to approve PUD Overlay Zoning to the properties included for the project to be implemented;

NOW THEREFORE, BE IT ORDAINED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE:

Section 1. The Planned Unit Development Overlay shall be applied to properties known as Lynch PUD Concept Plan, located on Rocky Fork Road and identified as follows: property map 58, parcel 31.17, as shown on the Williamson County, Tennessee, Tax Maps.

Section 2. The concept plan as described to the Nolensville Planning Commission on July 14, 2015, is approved as recommended by the Nolensville Planning Commission and referred to in Exhibit A to the Board of Mayor and Aldermen.

Section 3. Any conditions approved by the Board of Mayor and Aldermen will be attached to this ordinance.

This ordinance shall become effective after its passage and adoption, the public welfare demanding it.

Approved by the Board of Mayor and Aldermen

Jimmy Alexander, Mayor

Attest: _____
Kali Mogul, Town Recorder

Approved by: _____
Robert J. Notestine, III, Town Attorney

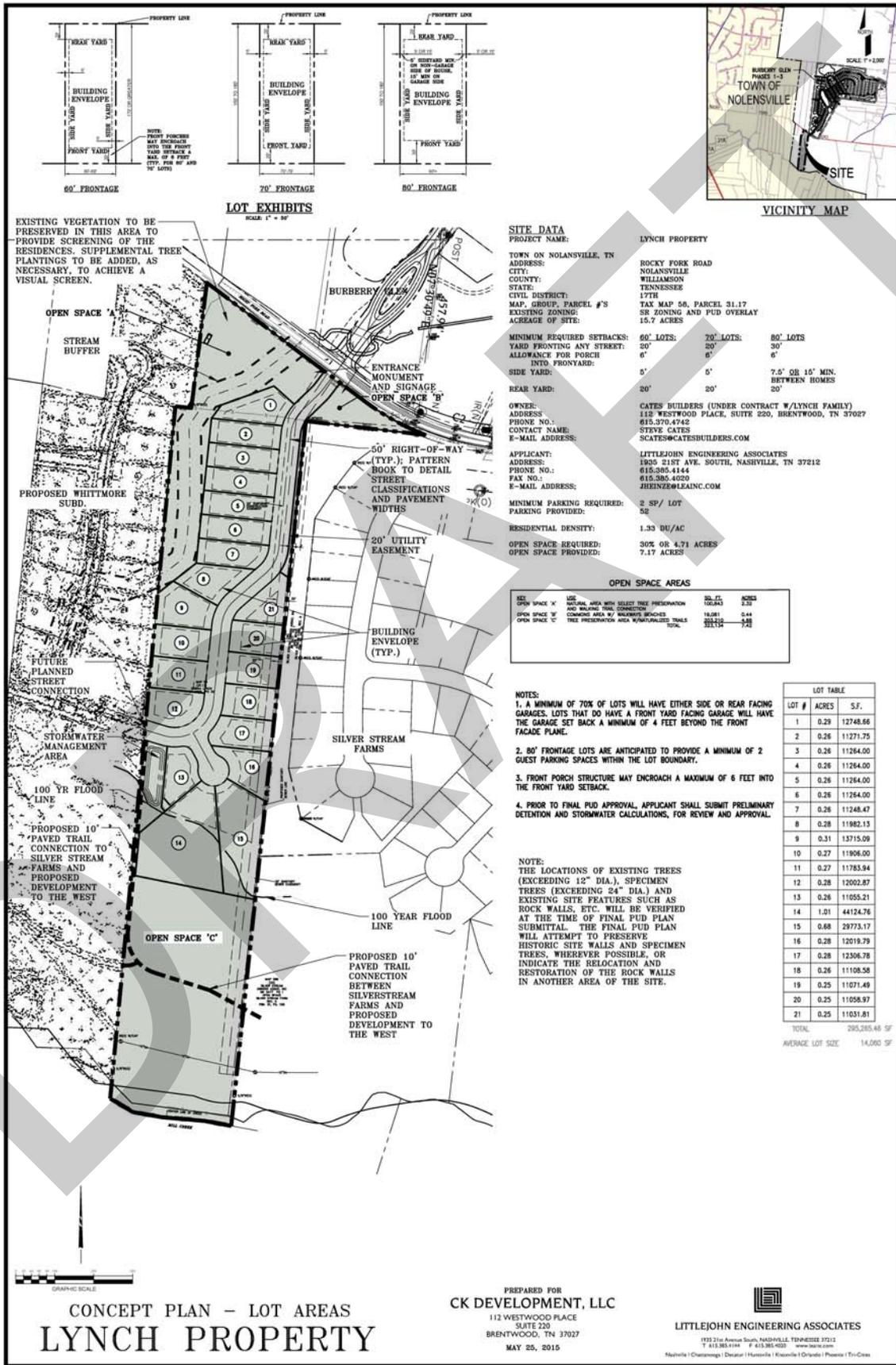
Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

DRAFT

Exhibit A



ORDINANCE #15-12

**AN ORDINANCE TO AMEND ARTICLE 2.2.3 AND ARTICLE 2.2.5 OF ZONING
ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE
PERTAINING TO RESIDENTIAL ZONING DISTRICTS**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, the Town of Nolensville Planning Commission has considered proposed revisions to Article 2 Zoning Districts section of the Nolensville Zoning Ordinance; and

WHEREAS, the Town of Nolensville Planning Commission, on July 14, 2015, approved recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning text revising Article 2 Zoning Districts to create a Suburban Residential (SR1) district and eliminating the Village Fringe and Urban Residential Districts; and

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on _____, 2015, thereon; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

Section 1. Delete all of Article 2.2.3 Urban Residential (UR).

Section 2. Create new residential zoning district entitled as below with standards set forth in a new article 2.2.3 that reads as follows:

2.2.3 Suburban Residential (SR1) The intent of this district is to permit the development of low density detached housing. The minimum lot size is twenty five thousand (25,000) square feet.

AREA & LOT REGULATIONS – SUBURBAN RESIDENTIAL (SR1)	
Maximum gross density per acre	1.4
Min. Lot Area (in square feet)	25,000
Max. Lot Area (in square feet)	N/A
Min. Lot Width at Building Area (in feet)	100'
Min. Front Yard Setback (in feet)	
Fronting Arterial Road	75'
Fronting Collector	60'
Fronting Local Road	40'

Min. Side Yard Setback (in feet-interior)	20'
Min. Side Yard Setback (in feet-exterior)	25'
Min. Rear Yard Setback (in feet)	30'
Max. first floor area	N/A
Max. Impervious Surface Ratio (ISR)	0.35*
Max. Building Height (in feet)	35'
Minimum Green Space Required	15%
Maximum block length for subdivisions	800'

* Only applies to non-residential buildings in these residential zones. Accessory residential buildings shall not exceed 750 square feet.

All residential dwelling units are required to have two off street parking spaces. Minimum amount of side or rear entry garages shall be 90%. Front entry garage facings shall be setback a minimum of 3' from the front building façade. Lots on the preliminary and final plats shall be designated as to garage entry types.

Permitted Uses:

- Single Family homes
- Accessory Home Day Care
- Parks
- Agriculture

Permitted with Conditions:

- Accessory Dwelling/Apartment
- Religious Institution
- Educational Facility
- Community Center
- Home Occupations
- Day Care Home
- Utility Facility
- Day Care Centers as part of an approved PUD plan
- Retail and Office businesses as part of an approved PUD/PCD plan

Prohibited Uses:

Any use or structure not specifically permitted by right or by conditional use is prohibited.

DISTRICT STANDARDS

Standards for the SR1 district are the same as the SR district. Please see section under Article 2.2.2.

Section 3: Delete all of Article 2.2.5 Village Fringe (VF) and reserve the article number 2.2.5 for future use.

Section 4: The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

Section 5: The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Jimmy Alexander, Mayor

Attest: _____
Town Recorder

Approved by: _____
Town Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

ORDINANCE #15-13

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09,
OF THE TOWN OF NOLENSVILLE, TENNESSEE PERTAINING TO ARTICLE 2.2.2,
SR ZONING DISTRICT**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, the Town of Nolensville Planning Commission has considered proposed revisions to Article 2 Zoning Districts section of the Nolensville Zoning Ordinance; and

WHEREAS, the Town of Nolensville Planning Commission, on July 14, 2015, approved recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning text revising Article 2 Zoning Districts to allow Planned Commercial Districts (PCD's) within the Suburban Residential (SR) district; and

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on _____, 2015, thereon; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

Section 1. The portion of Article 2.2.2 regarding Suburban Residential districts that reads as follows:

Permitted Uses:

- Single Family homes
- Accessory Home Day Care
- Parks
- Agriculture

Permitted with Conditions:

- Accessory Dwelling/Apartment
- Religious Institution
- Educational Facility
- Community Center
- Home Occupations
- Day Care Home
- Utility Facility

- Day Care Centers as part of an approved PUD plan
- Day Care Centers as part of a religious institution use

Prohibited Uses:

Any use or structure not specifically permitted by right or by conditional use is prohibited.

Is hereby amended to read as follows:

Permitted Uses:

- Single Family homes
- Accessory Home Day Care
- Parks
- Agriculture

Permitted with Conditions:

- Accessory Dwelling/Apartment
- Religious Institution
- Educational Facility
- Community Center
- Home Occupations
- Day Care Home
- Utility Facility
- Day Care Centers as part of an approved PUD plan
- Day Care Centers as part of a religious institution use
- Retail and office uses as part of an approved PUD/PCD plan

Prohibited Uses:

Any use or structure not specifically permitted by right or by conditional use is prohibited.

Section 2. The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

Section 3. The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville,

Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Jimmy Alexander, Mayor

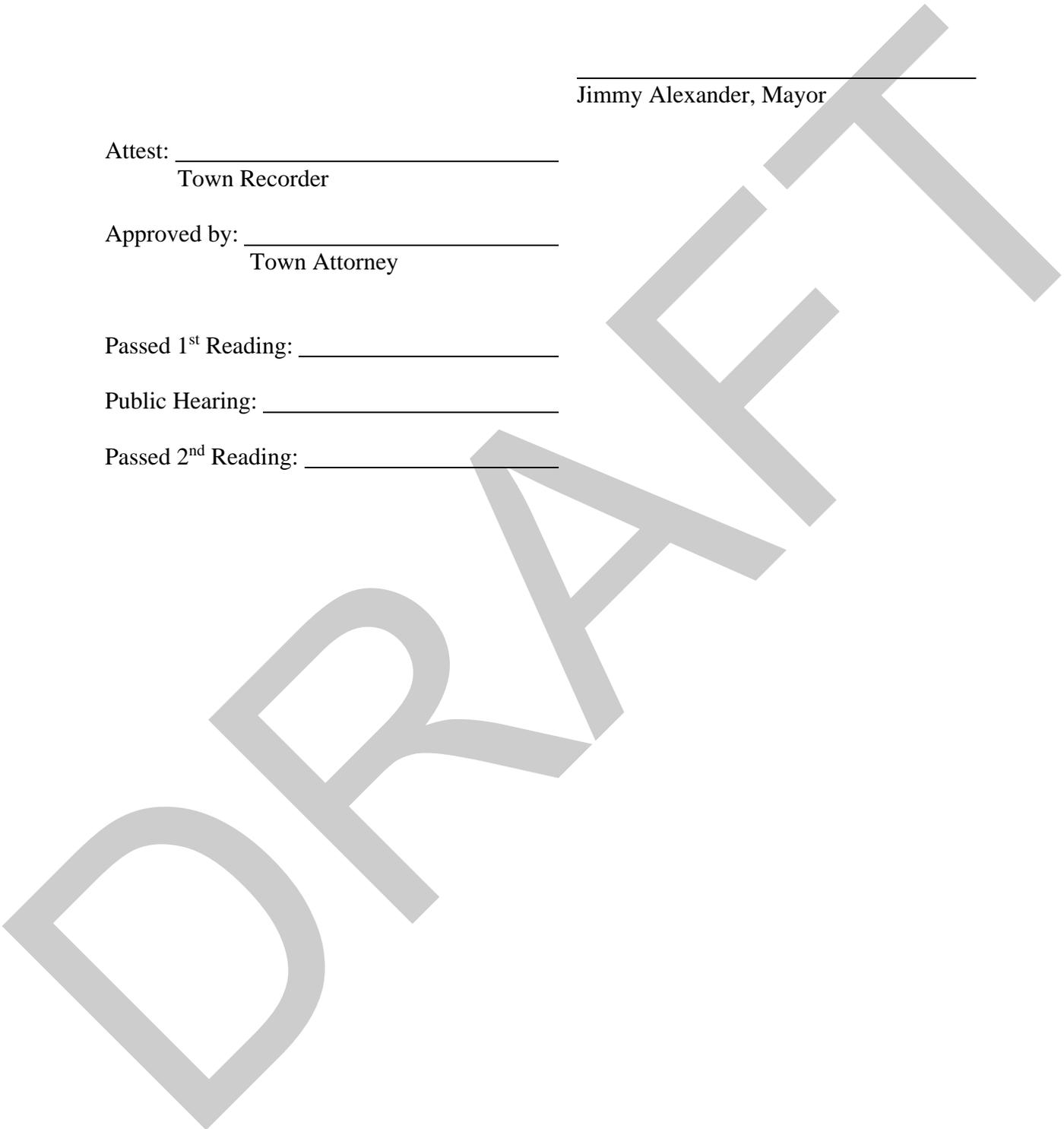
Attest: _____
Town Recorder

Approved by: _____
Town Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____



ORDINANCE #15-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE PERTAINING TO ARTICLE 2.2.10, PLANNED COMMERCIAL DISTRICTS

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, the Town of Nolensville Planning Commission has considered proposed revisions to Article 2.2.2 Zoning Districts section of the Nolensville Zoning Ordinance; and

WHEREAS, the Town of Nolensville Planning Commission, on July 14, 2015, approved recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning text revising Article 2.2.2 regulating Planned Commercial Districts (PCD's); and

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on _____, 2015, thereon; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

Section 1. The first section under Article 2.2.10 that reads as follows:

The Planning Commission may approve, approve with conditions, or disapprove a master plan for the overall development of a tract of land with a minimum of five (5) acres in size that includes a planned commercial development. Any acreage designated to commercial will be deducted from the overall density calculations. Such commercial facilities shall be designated to complement the residential portion of the plan and shall be limited in size and scope of uses. Such developments must comply with the Nolensville Design Review Standards, Appendix E, Part B, Architectural Design Standards, and other site design standards set forth in Appendix E, Parts A and C. Also, landscaping and screening buffers shall be a consideration of the planning commission. Adequate frontage on a public street shall be required. In the event that individual lots are created for sale or lease that are internal to the planned unit development, each such lot shall be guaranteed access from either a public street or a private street and use and access agreements.

The following standards shall apply:

Permitted Uses:

- Professional Offices
- Medical Offices
- Business Services
- Financial Institutions
- Restaurants (excluding drive-thru operations)
- General Retail (excluding auto sales)
- Convenience Stores
- Residential Apartments (on second and third floors only)
- Government Offices

Prohibited Uses:

Any use or structure not permitted above by right or conditional use is specifically prohibited.

Area and Lot Requirements:	
Minimum land area:	five (5) acres
Minimum lot size:	No minimum lot size is required for commercial. Lots and structural locations shall be established by approval of the final plan.
Setbacks:	External setbacks shall be: front - 25 feet
	Side - 35 feet
	Rear - 35 feet
	Internal setbacks - established by the final plan
Maximum floor area ratio:	.15
Maximum first floor area per use:	10,000
Maximum height:	3 stories or 35 feet
Maximum Impervious Surface Ratio:	.80

Is proposed to be amended to read as follows:

The Planning Commission may approve, approve with conditions, or disapprove a master plan for the overall development of a tract of land with a minimum of five acres in size that includes a planned commercial development. Any acreage designated for commercial will be deducted from the overall density calculations. Such commercial facilities with a residential component shall be designated to complement the residential portion of the plan and shall be limited in size and scope of uses by the Planning Commission and the Board of Mayor and Aldermen. The Town may allow a commercial PUD development without a residential element for developments of a unique or special nature that will be beneficial to the community such as a private resort type project that may include lodging, restaurants, and similar uses as determined by the Planning Commission and the Board of Aldermen when the a proposed project is based upon a master plan designed for the entire property being considered. Such developments must

comply with the Nolensville Design Review Standards, Appendix E, Part B, Architectural Design Standards, and other site design standards set forth in Appendix E, Parts A and C, when practical. Landscaping and screening buffers shall be a consideration in the approval of the development. Adequate frontage on a public street shall be required. In the event that individual lots are created for sale or lease that are internal to the planned unit development, each such lot shall be guaranteed access from either a public street or a private street and use and access agreements.

The following standards shall apply:

The permitted commercial uses shall be approved by the Planning Commission and Board of Aldermen as to the appropriateness to the development and to how it serves the proposed neighborhood and the community as a whole.

The Planning Commission and Board of Aldermen shall determine the area and lot requirements for the Planned Commercial Development section of the overall PUD. No minimum lot size is required for commercial. All lots, structural locations, and setbacks shall be established by approval of the final plan and will include floor area ratio, building size and footprint, maximum height, and maximum Impervious Surface Ratio (ISR). The Planning Commission and Board of Aldermen shall base approvals or disapprovals of these items on how the commercial plan will function and benefit the overall Planned Unit Development as well as the community.

Section 2. The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

Section 3. The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Jimmy Alexander, Mayor

Attest: _____
Town Recorder

Approved by: _____
Town Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

DRAFT

ORDINANCE #15-15

**AN ORDINANCE TO AMEND APPENDIX B OF ZONING ORDINANCE #04-09,
OF THE TOWN OF NOLENSVILLE, TENNESSEE PERTAINING TO
LANDSCAPE BUFFERING REQUIRED FOR PLANNED UNIT
DEVELOPMENTS AND PLANNED COMMERCIAL DISTRICTS**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, the Town of Nolensville Planning Commission has considered proposed revisions to Appendix B – Landscaping, Buffering and Tree Protection; and

WHEREAS, the Town of Nolensville Planning Commission, on July 14, 2015, approved making recommendations to the Town of Nolensville Board of Mayor and Aldermen on amending Article B Landscaping, Buffering and Tree Protection of the zoning ordinance; and

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on _____, 2015, thereon; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is hereby amended by revising said ordinance as follows:

Section 1. The references to Appendix C in article 1.2.1, and in article 1.6.2 of Appendix B **shall be changed to read Appendix B.**

Section 2. The first two sentences of portion of Article 1.3.2 that read as follows:

Street Tree Requirement Every development site, with the exception of single-family homes within the ER base-zoning district, shall provide street trees along all public street frontage. Approximate canopy type trees shall be selected from the recommended tree list contained in Appendix B 1.7.0 Canopy Trees.

Shall be amended to read as follows:

Street Tree Requirement Every residential subdivision development site and PUD or PCD site, with the exception of single-family homes within the ER base-zoning district, shall provide street trees along all public street frontage. The type trees shall be selected from the recommended tree list contained in Appendix B 1.7.0.

Section 3. The first sentence in Article 1.4.2 that reads as follows:

1.4.2 **Required Tree Density** Each non-residential property and OSD Development shall attain a Tree Density Factor of at least fourteen units per acre and each residential plan shall attain a Tree Density Factor of at least five (5) units per acre using existing or replacement trees, or a combination of both.

Shall be amended to read as follows:

1.4.2 **Required Tree Density** Each non-residential property, PUD and PCD Development shall attain a Tree Density Factor of at least fourteen units per acre and each residential plan shall attain a Tree Density Factor of at least five (5) units per acre using existing or replacement trees, or a combination of both.

Section 4. Article 1.6.1 Buffering Requirements that reads as follows:

1.6.1 **General Requirements** A buffer yard shall be required to mitigate negative impacts from differing adjacent land uses. Generally, a buffer yard shall be located at the perimeter of the building site along zoning district boundaries, or otherwise coincident with the edge of a specified facility that is to be screened.

The Planning Commission shall have the authority to require additional screening or to allow alternative screening mechanisms when, it is determined that it is in the best interest of the Town to modify these requirements in order to meet the overall intent of this ordinance. These modifications may be deemed necessary due to the size of the proposed structure(s), or the placement of the buildings on the property, or due to the existence of manmade features that would make it difficult to comply with the strict interpretation of this ordinance.

Shall be amended to read as follows:

1.6.1 **General Requirements** A buffer yard shall be required to mitigate negative impacts from differing adjacent land uses. Generally, a buffer yard shall be located at the perimeter of the building site along zoning district boundaries, or otherwise coincident with the edge of a specified facility that is to be screened. Also, buffering between subdivision developments and major road right-of-ways is required. See 1.6.10 below.

The Planning Commission shall have the authority to require additional screening or to allow alternative screening mechanisms when, it is determined that it is in the best interest of the Town to modify these requirements in order to meet the overall intent of this ordinance. These modifications may be deemed necessary due to the size of the proposed structure(s), or the placement of the buildings on the property, or due to the existence of manmade features that would make it difficult to comply with the strict interpretation of this ordinance.

Section 5. The portion of Article 1.6.10 that reads as follows but not including the Landscape Buffer Yard Requirements Table:

Landscape Buffer Yard Requirements Table The landscape buffer yard requirements are established in the Landscape Buffer Yard Requirements Table below. If it can be demonstrated by the applicant that the intent of this ordinance has been met with regards to the buffer yard, the Planning Commission has the authority to approve variations in the standard buffer yards described below to allow for varied plant material as well as the use of berming and fencing.

There are four standard buffer yards, the Standard A Buffer Yard, the Standard B Buffer Yard, the Standard C Buffer Yard, and the Standard D Buffer Yard.

Shall be amended to read as follows:

Landscape Buffer Yard Requirements Table The landscape buffer yard requirements are established in the Landscape Buffer Yard Requirements Table below. If it can be demonstrated by the applicant that the intent of this ordinance has been met with regards to the buffer yard, the Planning Commission has the authority to approve variations in the standard buffer yards described below to allow for varied plant material as well as the use of berming and fencing.

There are four standard buffer yards, the Standard A Buffer Yard, the Standard B Buffer Yard, the Standard C Buffer Yard, and the Standard D Buffer Yard. In addition to the buffer yards A-D below, subdivision developments are required to provide buffering between the right-of-way of major streets and residential lots within the development as follows:

For Standard Subdivisions:

The required buffering shall be 100 feet between these lots and the R-O-W of all arterial streets; e.g., Nolensville, Sunset, Rocky Fork, Sam Donald, York, Clovercroft, Williams, Waller, and Kidd Roads). Buffering for

other roads shall be determined by the Planning Commission based upon existing topography and existing tree coverage on the site being considered for subdivision development.

For PUD developments:

The widths between the front lots and the road R-O-W shall be 150 feet. A reduction to 100 feet may be allowed by the Planning Commission if the topography is elevated sufficiently to minimize direct view from the street. Buffers must shield activities at ground level view to a minimum of 6' height and requiring evergreen trees be planted at 50% of the plantings. All buffering should contain an assortment of evergreen trees, canopy trees, and evergreen shrubs. Buffers may contain pedestrian walkways through parts of buffers as long as the effects of the buffer screening are not negated.

Section 6. The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

Section 7. The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Jimmy Alexander, Mayor

Attest: _____
Town Recorder

Approved by: _____
Town Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

ORDINANCE #15-16

AN ORDINANCE TO AMEND FEE SCHEDULES RELATED TO RESIDENTIAL BUILDING PERMITS

WHEREAS, the previously adopted fee schedule was located in the Standard Building Code, Appendix B, Page 405, and;

WHEREAS, ordinance #97-18 was amended by ordinance #99-18, ordinance #06-08, and ordinance #07-03 addressing fees, and;

WHEREAS, ordinance #14-17 was passed unanimously by the Board of Mayor and Aldermen adopting the 2012 Edition of the International Building Code (IBC), and;

WHEREAS, it is the desire of the Town of Nolensville board of Mayor and Aldermen to further amend Ordinance #97-18, and adopt a fee schedule consistent with the Building Valuation data published in the 2012 IBC, dated February 2015, and;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN THAT THE FOLLOWING FEES BE AMENDED AND IMPLEMENTED:

Residential

Value at least	Not more than	Base Amount	Plus/Per Thousand
.01	2,000.00	25.00	0.00
2,000.01	15,000.00	60.00	5.00
15,000.01	50,000.00	130.00	3.75
50,000.01	100,000.00	250.00	2.75
100,000.01	500,000.00	400.00	2.75
500,000.01	1,000,000.00	1,400.00	2.25
1,000,000.01	999,999,999.99	2,400.00	1.25

Residential One & Two Family \$112.65 square foot

Commercial

The most current adopted edition (by the Town of Nolensville) of Building Valuation data published by the International Code Council (ICC). Currently the town has adopted the 2012 Edition.

Re-inspections for any permit issued	\$50.00
Additional re-inspections for any permit issued	\$100.00

BE IT FURTHER ORDAINED that this ordinance shall take effect and be in force from and after its passage, the public welfare requiring it.

Approved by the Board of Mayor and Aldermen

Jimmy Alexander, Mayor

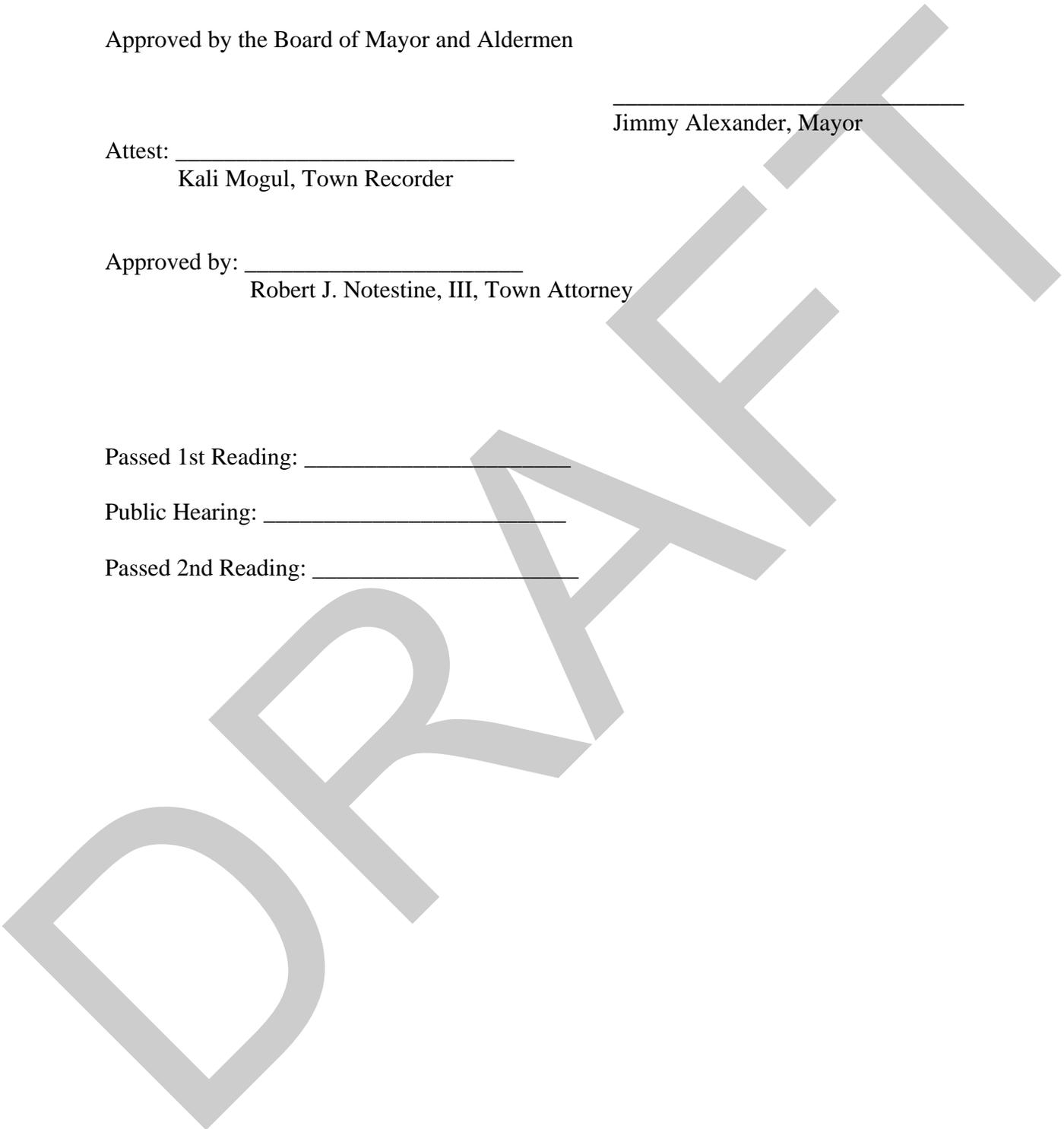
Attest: _____
Kali Mogul, Town Recorder

Approved by: _____
Robert J. Notestine, III, Town Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____



TOWN OF NOLENSVILLE
POST OFFICE BOX 547
NOLENSVILLE, TENNESSEE 37135

RESOLUTION 15-28

A RESOLUTION TO REVISE SUBMITTAL APPLICATION FEES FOR THE TOWN OF NOLENSVILLE AS PROVIDED FOR IN NOLENSVILLE ZONING ORDINANCE #04-09

WHEREAS, it is the desire of the Town Of Nolensville Board of Mayor and Aldermen to update the application fee schedule to defray the processing and administration costs for project submittals as outlined in Zoning Ordinance #04-09, Section 1.11.0 Application Fees; and,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE THE PROJECT SUBMITTAL FILING FEE SCHEDULE IS AS FOLLOWS:

Concept P.U.D./P.U.D. Overlay	\$600.00 filing fee plus \$20 per acre lot or dwelling unit
Final P.U.D. Plan	\$500.00 filing fee plus \$15 per lot or dwelling unit
Preliminary Plat, Standard Subdivision	\$250.00 filing fee plus \$30.00 per lot or dwelling unit
Final Plat review	\$250.00 filing fee plus \$30.00 per lot or dwelling unit
Minor Plat revision	\$75.00 filing fee
Site Plan: Non-Residential	\$200.00 plus \$100.00 per acre or portion thereof
Rezoning	\$600.00 filing fee
Land Use Policy Plan Amendment	\$600.00 filing fee
Permanent Sign Permit	\$75.00 application fee

RESOLVED this 6th day of August 2015.

Jimmy Alexander, Mayor

Passed: _____

Kali Mogul, Town Recorder

PROPOSED FEE CHANGES INVOLVING PLANNING RELATED PROJECTS TO THE PC & PERMANENT SIGN PERMIT APPLICATIONS:

Preliminary Plat Standard Suidivision	\$250 filing fee plus \$30 per lot or dwelling unit <i>(currently \$100 plus \$25 per lot)</i>
Concept P.U.D./P.U.D. Overlay	\$600 filing fee plus \$20 per lot <i>(currently \$450 plus \$10 per lot)</i>
Final P.U.D. Plan	\$500 filing fee plus \$15 per lot <i>(currently \$500 plus \$10 per lot)</i>
Final Plat	\$250 filing fee plus \$30 per lot <i>(currently \$100 plus \$25 per lot)</i>
Minor Plat Revision	\$75 filing fee <i>(currently there is no fee)</i>
Site Plan: Non-Residential	\$200 filing fee plus \$100 per acre or portion thereof <i>(currently \$100 plus same per acre or portion thereof)</i>
Rezoning	\$600 filing fee <i>(same as current)</i>
Land Use Policy Plan Amendment	\$600 filing fee <i>(currently \$300)</i>
Permanent Sign Permit	\$75 <i>(currently \$25)</i>

Recommended by:

Henry Laird, Town Planner