

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: May 7th, 2015, Time 7:00 p.m.
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:00 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 44 citizens present.

Mr. Willis Wells delivered the prayer followed by leading the Pledge of Allegiance.

Alderman Snyder requested permission to suspend the meeting rules for a special presentation. Vice Mayor Patrick seconded and invited Mayor Alexander down to the front of the dais. Patrick read Resolution 15-14 recognizing the Mayor for his exemplary teamwork, personal dedication, and determination in completing a full marathon.

Mayor Alexander thanked the Aldermen and Nolensville Running Club and photos were taken.

Citizens Input:

Miss Samantha Nolloth, owner of Coffee and Canvas in Nolensville, presented the Board with a special painting of the broken wheel with appreciation, marking her third year in business in the Town.

Mr. Aubrey Short asked whether the construction on Sunset Road would begin on time. He also asked whether there was a road-paving plan.

Mayor Alexander, breaking tradition, asked Town Engineer Don Swartz to respond to Mr. Short. Swartz said they have met with design engineers, who have completed a 30 percent plan. The firm has put out a request for costs to relocate utilities on the project on Sunset Road, and they expect to have a 60 percent plan by the end of the year. Town Administrator Ken McLawhon underscored these comments by saying there is a road-paving plan that should take effect as soon as the new budget is approved.

Mr. Bill Kottas of CK Development asked several Bent Creek residents and HOA members to speak on behalf of the Phase 18 concept plan on the agenda.

Mr. Allen Frazier of the Bent Creek HOA supported the CK Development open space replacement in Phase 12.

Ms. Jana Zbinden stated that the Bent Creek HOA Board would like to poll incoming residents to determine their wishes for the new open space.

Mr. Jimmy Reaves, on the Bent Creek HOA Board and Planning Commission, said they have agreed on the area but they don't yet know what to put there. He asked for the Town Staff to meet with the Bent Creek HOA to determine what the Board needs to do.

Mr. Tommy Upson introduced himself as the Communication Director for the Bent Creek HOA.

Ms. Jennifer Briggs, of 6021 Christmas Drive, requested a pedestrian crosswalk at the entrance to Bent Creek.

Mr. James Duncan of 1929 Burke Hollow reiterated the traffic problems and requested a feature on the Town website detailing the plan for road improvements.

With no further Citizen Comments, Mayor Alexander made a motion to approve the Treasurer's Report from March 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.

- In April, the Planning Commission took bond actions on Burkitt Village Phase 1 and Brittain Downs Phase 1
- The Master sign plan for Town Center was revised to allow some color on the wall signs
- Recommended a Plan Of Service and annexation for Jenkins Property on Sam Donald Road
- Recommended a Plan Of Service and annexation for Williams at 2425 Fly Road adjacent to Burberry Glen PUD
- Approved site plan with conditions for LOMARC proposed at 7311 Nolensville Rd. at the corner of Nolensville Road and Old Clovercroft Road

Engineer Don Swartz provided updates on the following projects:

- On the Stonebrook Safe Routes to School program, a design engineering firm has been selected, and they have submitted a proposal to begin work
- The Creekside Safe Routes to School program is still in the environmental phase with TDOT
- Kimley Horn has been wrestling with the flood study of Mill Creek on the trail grant; some challenges were presented on the park side with the flow of the creek. They have determined a boardwalk piling approach would be preferred over an earthen embankment due to the water flow rather than an earthen embankment in order to ensure a "no rise" scenario. The boardwalk approach is more costly than the earthen embankment; However, this approach was needed to keep the project moving.

Mr. Tom Seyfried reported statistics for the month and comparison to 2014 on behalf of the Fire Department.

Police Chief Troy Huffines supplied Board members with and reviewed a report on monthly offenses, traffic stops and a management report for April.

Mr. Bob Hayes reported for the Public Works department.

- The department has begun mowing, but one of the machines is down. They are also still filling potholes.

There was no report for the Historic District Commission.

Mr. Tyler Thayer reported for the Economic Development Committee.

- The committee feels sales tax would be helpful.
- Mr. Thayer asked for a public workshop on hiring an economic recruitment firm for retail recruiting. Retail Strategies is an example of the recruitment firms.

Alderman Snyder reported that the Town Events Committee is finalizing plans for the Fourth of July event and pre-planning for the Veterans Day parade and event.

Co-Chair Kelly Crummitt reported for the Trees and Trails Committee.

- The no rise designation on the bridge was crucial to keeping the grant funds and keeping the projects moving forward.
- The Committee is willing to raise funds if necessary to subsidize the bridge.

Public hearing of Resolution 15-12, a resolution to adopt a Plan of Service for the Annexation of property referenced as Map 59, Parcel 9.00, Map 59, Parcel 9.01, and Map 59, Parcel 9.02 opened at 8:08 p.m.

Resident Dana Briggs, of 6021 Christmas Drive mentioned there are three ponds on the property. He would like the Town to identify the three ponds and be sure there are no endangered fish there. He is also concerned about the flood plain.

Mr. David Grannis at 5028 Aunt Nannies Place reiterated his family is also concerned about the ponds and that they would like a buffer protecting the residents of Bent Creek from light and noise pollution. He mentioned there is a significant drainage issue in that area and that a development could cause more of a problem with the drainage.

Town Administrator McLawhon suggested that the Pulte developers present speak with some of the concerned residents after the meeting to address some of the questions.

Ms. Jana Zbinden of Bent Creek asked how many lots there would be in the new subdivision, how many exits were planned, whether there would be turn lanes, and if any division between the subdivisions would be installed.

With no further comments, the public hearing was closed at 8:18 p.m.

Public hearing of Resolution 15-13, a resolution to adopt a Plan of Service for the Annexation of property referenced as Map 57, Parcel 20 opened at 8:18 p.m.

Mr. Aubrey Short asked whether the Town would annex Fly Road. He suggested not taking the road so that the County could keep the responsibility for paving.

Mr. McLawhon also mentioned Mayor Rogers Anderson has set up a transportation summit for the county for the fall.

With no further discussion, the public hearing was closed at 8:21 p.m.

Public hearing of Ordinance 15-06, an ordinance adopting a budget for fiscal year July 1, 2015 – June 30, 2016, opened at 8:21 p.m.

Mr. Aubrey Short commented that there was not enough money in the budget for all of the paving that needs to happen in the Town.

With no additional comments, the public hearing closed at 8:25 p.m.

Public hearing of Ordinance 15-07, to amend the Bent Creek Master Concept PUD Plan of Nolensville, Tennessee to revise the plan as it pertains to Phase 18 of the Bent Creek Development opened at 8:25 p.m.

Mr. McLawhon pointed out that the previous plan included using the existing house, workshop and pool, which are no longer usable as public amenities. The current Bent Creek residents and future residents will have input on the amenities, which will be to be shifted to Phase 12.

With no further comments, the hearing was closed at 8:32 p.m.

Mayor Alexander made a motion to approve Ordinance 15-02 to amend Zoning Ordinance 04-09 pertaining to the density of development and lot size in residential planned unit developments. Alderman Snyder seconded the motion and opened discussion by reading a statement from resident Kristin Pierson who was unable to attend the meeting.

Alderman Dugger made a motion to amend Ordinance 15-02 to substitute alternative language in Option 2 of memorandum from Town Planner Henry Laird dated March 12, 2015 that reads, “A residential PUD should offer a variety of lot sizes and offer a greater choice of housing types. In order to achieve the objective the development should contain lots that are larger than 14,000 square feet and may be allowed by the Town to include lots smaller than 14,000 square feet.” Alderman Larry Felts seconded, and the amendment was approved unanimously.

After a lengthy discussion, Alderman Dugger made a motion to further amend Ordinance 15-02 by adding language to Option 2, “No lot shall be less than 5,000 square feet.” Alderman Felts seconded the motion.

After additional discussion, Mayor Alexander called for a vote on the amendment restricting minimum lot size. Aldermen Dugger and Felts voted in favor of the amendment; Mayor Alexander, Alderman Patrick, and Alderman Snyder voted against. The amendment failed.

Mayor Alexander called for a vote on Ordinance 15-02 as amended, which passed unanimously.

Mayor Alexander made a motion to approve Ordinance 15-03, an ordinance to amend Zoning Ordinance 04-09 pertaining to required traffic impact studies. Alderman Felts seconded the motion, which passed unanimously.

Alderman Dugger made a motion to approve Ordinance 15-04, an ordinance to Zoning Ordinance 04-09 pertaining to the recommended tree list, seconded by Mayor Alexander.

In discussion, Alderman Dugger moved to amend the ordinance by correcting the type-o under Section 1, General by adding the word “are” and making the changes discussed at the public

hearing in April and approved by Chairman of the Trees and Trails Committee, Joyce Powers as follows:

- A) Remove the Globe Norway Maple
- B) Add “male only” in the notes for Chinese Pistache
- C) Add Nuttall Oak

Alderman Snyder seconded the motion to amend the Ordinance. Upon a vote, the amendment passed unanimously.

Mayor Alexander called for a vote on Ordinance 15-04 as amended, which passed unanimously.

Mayor Alexander made a motion to approve Ordinance 15-05, an ordinance to amend the Zoning Map to rezone property at 7155 Nolensville Road, currently Estate Residential (ER) to Commercial Services (CS) with a Commercial Corridor Overlay (CCO). Alderman Patrick seconded. After a short discussion, the motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-12, a resolution to annex property referenced as Map 59, Parcel 9.00, Map 59, Parcel 9.01, and Map 59, Parcel 9.02. Alderman Felts seconded the motion. Upon a vote, Resolution 15-12 passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-13, a resolution to annex property referenced as Map 57, Parcel 20 seconded by Alderman Patrick. In discussion, Town Planner Laird confirmed that the annexation would not include Fly Road. The vote was taken and approval passed unanimously.

Other:

Mayor Alexander mentioned 34 residential permits were issued in the month of April, bringing the total so far this year to 157. Mayor Alexander also mentioned the Special Census currently shows 7,932 residents in the Town Limits.

Mayor Alexander adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Kali Mogul
Town Recorder

Approved,

Jimmy Alexander
Mayor