

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: October 1, 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 30 citizens present.

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

Mayor Alexander announced that agenda item 18 would be deferred, as new information was received that had not been delivered to the Aldermen. Item 20 was withdrawn.

Citizen Comments: The following individuals spoke:

Ms. Joyce Powers, 1023 Bitticks Creek, distributed information to the Aldermen on TDEC and TDOT recommendations and standards for trails. Powers gave a brief history and details of Bent Creek's trail failures and incomplete trails, such as the one in Phase 8.

Ms. Jana Truman, 3232 Locust Hollow, requested completion of the trails be included in release of bonds and reiterated details of incomplete trails in Bent Creek.

Ms. Jennifer Briggs, 6021 Christmas Drive, requested paved trails in Bent Creek.

Luke Koontz, 7019 Fishing Creek and representative for CK Development, responded to the previous comments that the developer plans to construct the trail in Phase 8 as per the Concept Plan.

Mayor Alexander then made a motion to approve the minutes from the Board meeting of September 3rd, 2015, seconded by Alderman Snyder. The motion passed by unanimous vote.

Mayor Alexander made a motion to approve the Treasurer's Report through August, 2015. Alderman Patrick 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 September 8, 2015, the Planning Commission considered these submittals:
Land Use Policy Plan text and map update, approved with minor changes
Brooksbank Estates Preliminary Plat, Phase 1, approved with conditions
Gilchrist South Preliminary Plat amendment, approved
Gilchrist South Final Plat, approved with conditions
Whittmore PUD Final Plat Phase 1, approved with conditions
Bent Creek Amendment to Overall PUD Plan and Phase 12 Concept Plan, approved with variance and several conditions
Catalina Subdivision amendment to Preliminary Plat for Phases 5 and 6, approved with conditions

Engineer Don Swartz provided updates on the following:

- Sunset Road: Design engineers are still working on the Right-Of-Way phase.
- Ads have been placed for bids on the roadway sealing and paving contracts.
- The Small Town Connections project is moving forward; Design engineers met with Williamson County Parks and Rec Director Gordon Hampton regarding easements needed across four county-owned properties and met with property owners for the acquisition of the trail head property. Appraisal will take place in the next week.
- SRTS: Stonebrook Blvd. design plans have been sent to TDOT. There will be no Right-Of-Way acquisitions or easements required; The Creekside project is “stalled” with TDOT in the environmental study phase.

On behalf of the Nolensville Fire Department, Deputy Chief Tom Seyfried reported statistics for the month and a comparison to 2014. There were 33 total calls during the month. He also invited the Board and Staff to an Open House with demonstrations at the fire station on Sunday, October 18 from 2 – 5 p.m.

Police Chief Troy Huffines reviewed his report on monthly offenses, stop data and a management report for September. Most categories of offenses were down. He attended the Chief’s conference and reported that the department will begin to roll-out weekly training.

Mr. Bryan Howell reported on building maintenance and mentioned that the picnic tables had been installed. He also addressed some pothole issues.

The Historic Zoning Commission did not meet.

Mr. Tyler Thayer spoke for the Economic Development Committee. He summarized the Retail Strategies workshop. He said he would like to schedule some additional retail recruiting companies to present to the Board.

Alderman Snyder reported on the plans and preparation for the Veterans Day Parade on November 7th. Breakfast will be at 8:30 a.m. at Providence Fellowship with a parade at 11:00 a.m.

Ms. Kelly Crummitt reported for the Trees and Trails Committee. She requested that trails be included in bond release and requested the “missing” portion of trail in Bent Creek be installed as an asphalt trail. She called for consistency, especially since this portion of trail is in the flood plain.

At 7:43 p.m., Mayor Alexander opened a public hearing of Ordinance 15-19, an ordinance to amend Article 8 and Appendix A of Zoning Ordinance #04-09 of the Town of Nolensville, Tennessee, pertaining to lighting performance standards and sign ordinance standards. Mr. Robert Hatcher, of 1010 Austin Court inquired about the purpose of the ordinance and whether it would affect the lighting at Outlanders. Mayor Alexander closed the public hearing at 7:45 p.m.

Mayor Alexander made a motion to approve the Second 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 with the condition that the developer install a 75-

foot left turn lane at the entrance to Nolen Estates on Sam Donald Road and an all-way stop at the intersection of Clovercroft Road and Old Clovercroft Road prior to the recording of the first phase of the subdivision. Alderman Felts seconded the motion. After some discussion, the ordinance passed unanimously on second reading.

Mayor Alexander made a motion to approve the second 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. Alderman Patrick seconded the motion. Upon a vote, the approval passed unanimously.

Mayor Alexander made a motion to approve the second reading of Ordinance 15-12, an ordinance to amend Article 2.2.3 and Article 2.2.5 of the Town of Nolensville's Zoning Ordinance #04-09, pertaining to residential zoning districts. Alderman Dugger seconded the motion, which passed by unanimous vote.

Mayor Alexander made a motion to approve the second 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, seconded by Alderman Snyder. The approval passed unanimously.

Mayor Alexander made a motion to approve the second 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, seconded by Alderman Felts. The motion passed unanimously.

Mayor Alexander made a motion to approve the second 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. Alderman Patrick seconded the motion, which passed by unanimous vote.

Mayor Alexander made a motion to approve the second reading of Ordinance 15-17, an ordinance to amend certain fee policies related to residential building permits. Alderman Snyder seconded the motion, which passed unanimously.

Mayor Alexander made a motion to approve the second reading of Ordinance 15-18, an ordinance to amend Title 8, Chapter 109 of the Nolensville Municipal Code, pertaining to the sale and distribution of beer. Alderman Felts seconded. After some deliberation, Alderman Patrick made a motion to amend Ordinance 15-18 so that the first sentence of Section 1 reads "Make or allow any sale of beer between the hours of 3:00 a.m. and 6:00 a.m. during any night of the week, except for between the hours of 3:00 a.m. Sunday and 11:00 a.m. on Sunday."

Alderman Dugger seconded the motion, and approval on the amendment passed unanimously. With no further discussion, Mayor Alexander called for a vote on Ordinance 15-18 as amended, which passed unanimously.

Mayor Alexander made a motion to approve the second reading of Ordinance 15-20, an ordinance to amend Title 15 of the Town of Nolensville Municipal Code, pertaining to speed limit on a portion of Nolensville Road. Alderman Snyder seconded the motion, which passed by unanimous vote.

Opening with a discussion of Ordinance 15-21, Mayor Alexander asked Luke Koontz, with CK Development, whether the unplatted portions of Bent Creek would be platted. Mr. Koontz said the company is in the process of being surveyed.

After a lengthy dialogue about trails, Mayor Alexander made a motion to approve the first reading of Ordinance 15-21, an ordinance to amend the Bent Creek master concept P.U.D. plan of Nolensville, Tennessee to revise the plan as it pertains to Phase 12 of the Bent Creek Development. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-33, a resolution to enter into an agreement between American Fidelity and the Town of Nolensville for a Section 125 flexible benefit plan. Alderman Snyder seconded the motion, and the approval passed unanimously.

Mayor Alexander mentioned that the Parade of Homes would start in the next few days. In September, there were 23 residential permits.

Mayor Alexander adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Approved,

Kali Mogul
Town Recorder

Jimmy Alexander
Mayor