

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: August 6th, 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 23 citizens present.

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

There were no Citizen Comments.

Alderman Dugger made a motion to approve the minutes from the Board meeting of July 9th, 2015, seconded by Alderman Felts. The motion carried unanimously.

Mayor Alexander made a motion to approve the Treasurer's Report through June 2015. Alderman Snyder 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 July 14, 2015, the Planning Commission considered these submittals:
 - Site plan for Ms. Nichole's Daycare Phase 2
 - Annexation and Plan of Services for a portion of the Baugh property at 2413 Fly Road
 - Lynch property concept P.U.D. plan
 - Sketch plan for the Noe property on Sam Donald Road
 - Summerlyn Phase 2 Final P.U.D. plan and preliminary plat
 - Bent Creek Phase 11 Section 2 final plat
 - Benington 8 final plat
 - Removal of condition on Gilchrist North preliminary plat
 - Four (4) Zoning Ordinance text amendments
- There was also a workshop held July 23 on amendments to the Land Use Policy Plan and Map.

Engineer Don Swartz provided updates on the following:

- The design for the Stonebrook Safe Routes to School is complete and in-house for review. It will be submitted to TDOT shortly.
- The pavement management project with Collier Engineering was updated, with specific detail on future improvements to York Road.
- Authorization was received to move forward on Right-Of-Way on the Small Town Connections project.

On behalf of the Nolensville Fire Department, Chief Mark Hall reported statistics for the month and a comparison to 2014. The Department is still conducting training. Chief Hall has met with the Town Administrator and the County Mayor about a possible three-way partnership with EMA to hire an administrative captain. McLawhon mentioned the funds for the position would be in addition to what the Town already pays, which would require a Board decision.

Police Chief Troy Huffines reviewed his report on monthly offenses, stop data and a management report for July.

Mr. Bryan Howell reported for the Public Works department.

- Public Works trimmed trees in Bent Creek that were safety issues and has tried to repair the scaling on the back sidewalk. Picnic tables are being ordered for outside the building.

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

Mr. Tyler Thayer spoke on behalf of the Economic Development Committee. The Committee is working on a quarterly constituent survey to collect data on what residents would like to have in Town. The Committee is also interested in holding a public workshop with Retail Strategies.

Alderman Snyder reported for the Town Events Committee. They are beginning to work on the Veterans Day Parade and will also be preparing for the 2nd Annual Christmas Extravaganza.

Co-Chair Kelley Crummitt reported that the Trees and Trails Committee will soon begin updating the master trail plan.

In new business, Mayor Alexander opened a Public Hearing at 7:35 p.m. on Ordinance 15-10, an ordinance to adopt a planned unit development (P.U.D.) overlay known as Nolen Estates located on Sam Donald Road.

Kelley Crummitt asked the Board to review the Scales Farmstead plan, which the Trees and Trails Committee feels should connect to Nolen Estates.

Mr. Steve Brown, who lives on Aunt Nannies Place in Bent Creek, asked if there were any buffer requirements between Nolen Estates and Bent Creek. Mayor Alexander stated that there was no requirement for subdivisions with the same zoning.

Mr. Mike McAlister's property is adjacent to Nolen Estates at 9708 Clovercroft Road. Mr. McAlister asked the Board to resist high density subdivisions.

Mr. EJ Kerr is moving into Bent Creek on Aunt Nannies Place. He asked whether existing trees would remain if they are on the border of property lines. Mayor Alexander responded there is no ordinance requiring the trees remain, but developers typically do leave trees if they are on property lines and outside the building envelope.

Mr. Doug Neal lives on Clovercroft Road is concerned about the lack of a buffer zone. He also asked about the green strip shown at the southern end of the plan and potential access from Clovercroft to Sam Donald. Mayor Alexander said the green strip is not being developed at this time but is part of the subdivision.

Mr. Neal also asked about the drilling and blasting. Town Engineer Don Swartz gave a few of the noise ordinance details and mentioned blasting is regulated by the State Fire Marshall's office.

With no further comments, Mayor Alexander closed the Public Hearing on Ordinance 15-10 at 7:49 p.m.

At 7:50 p.m., Mayor Alexander opened a Public Hearing on Resolution 15-27, to adopt a plan of service for the annexation of a portion of property off Fly Road referenced as Map 57, Parcel 27 in the Williamson County Tax Maps by the Town of Nolensville, Tennessee. With no comments, the Public Hearing was closed at 7:50 p.m.

Mayor Alexander made a motion to approve the 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 Patrick seconded the motion. With no comments or questions by the Board, Mayor Alexander called for a vote, and the ordinance was approved unanimously on second reading.

Mayor Alexander made a motion to approve the 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. Alderman Felts seconded the motion.

Mr. Jeff Heinze of Littlejohn Engineering took questions from Board members. It was noted that the paper plans in the Board Members' packets did not match the slide projected during the meeting.

There was a lengthy discussion about the flood plain being adjusted with cut and fill, the two very large lots on the plan, and the supplemental landscape plan to buffer homes from Rocky Fork Road required at Final PUD submittal. Mayor Alexander then called for a vote on Ordinance 15-11, which was approved unanimously on first reading.

Mayor Jimmy Alexander made a motion to approve the first 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. Town Planner Henry Laird explained this amendment would create the zoning district SR1, with a minimum lot size for standard subdivisions of 25,000 square feet and a maximum density of 1.4 units per acre. The amendment also eliminates the Village Fringe zone and the Urban Residential district. Upon a vote, the ordinance passed unanimously on first reading.

On request, Town Planner Henry Laird explained that the amendment in Ordinance 15-13 provides consistency between the P.U.D. and P.C.D. descriptions and Article 2.2.10 in the Zoning Ordinance. A P.U.D. can be approved in the SR and SR1 zoning districts with office and retail uses as part of an overall master plan. Mayor Alexander then made a motion to approve the 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. Alderman Felts seconded the motion, and the approval passed unanimously on first reading.

As requested, Town Planner Henry Laird explained the Land Use committee agreed that the current P.C.D. section of the Zoning Ordinance is too detailed. Ordinance 15-14 gives the Planning Commission and Board of Mayor and Aldermen more flexibility in approving master

plans for P.C.D.'s. Mayor Alexander made a motion to approve Ordinance 15-14 on first reading, 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 Dugger. With no discussion, the motion passed unanimously.

On request, Town Planner Henry Laird explained that the amendment in Ordinance 15-15 requires more landscape buffering along major roads and specific buffering in P.U.D.'s. Mayor Alexander made a motion to approve 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.

After a discussion about landscape buffering in existing developments, the approval passed unanimously on first reading.

Mayor Alexander made a motion to approve on first reading Ordinance 15-16, an ordinance to amend the fee schedules related to residential building permits, seconded by Alderman Snyder. Some discussion took place regarding an automatic update of the valuation table and the language in the ordinance. The motion passed unanimously on first reading.

Mayor Alexander made a motion to approve 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, seconded by Alderman Felts. With no discussion, Resolution 15-27 passed unanimously.

Mayor Alexander made a motion to approve 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. Alderman Patrick seconded the motion, which passed unanimously.

Under Item 18, "Other," Alderman Dugger asked whether the trail and collector road in Scales Farmstead could indeed align with Nolen Estates as mentioned earlier and if Nolen Estates could connect with Bent Creek. Town Engineer Don Swartz and Town Planner Henry Laird explained there are other properties between Scales and Nolen Estates, so connection would be difficult at this time. There is no trail in Bent Creek near Nolen Estates that would connect the two subdivisions.

Mayor Alexander announced that the Town approved 23 new residential permits in the month of July. On August 16th a Kids Triathlon will be held in Nolensville. Some of the roads, including Sunset Road, will be closed in town briefly to accommodate the race.

Mayor Alexander adjourned the meeting at 8:54 p.m.

Respectfully submitted,

Approved,

Kali Mogul
Town Recorder

Jimmy Alexander
Mayor