

CITY OF HENDERSONVILLE
BOARD OF MAYOR AND ALDERMEN
MINUTES OF REGULAR MEETING
MARCH 26, 2013

PRESENT

SCOTT FOSTER, MAYOR
SCOTT SPROUSE, VICE-MAYOR
ARLENE CUNNINGHAM, ALDERMAN
HAMILTON FROST, ALDERMAN
PAUL R. GOODE, ALDERMAN
ROSA LONG, ALDERMAN
FRED QUALLS, ALDERMAN
MARK SKIDMORE, ALDERMAN
JIM WATERS, ALDERMAN
LISA WEST, ALDERMAN
DARRELL WOODCOCK, ALDERMAN
JOHN BRADLEY, CITY ATTORNEY
KAY FRANKLIN, CITY RECORDER

ABSENT

DON AMES, ALDERMAN
MATT STAMPER, ALDERMAN

AGENDA

Skidmore moved; seconded by Long to add reading of Ordinance 2013-23, amending the budget ordinance by appropriating an amount not to exceed \$195,000 for ongoing TDOT projects.

There was a unanimous vote for approval to add the above ordinance.

Frost moved; seconded by Skidmore for acceptance of the agenda as amended.

PUBLIC HEARING

A public hearing was held to hear comments on a request by Goodall Homes to approve a new Preliminary Master Development Plan for Millstone (formerly known as Willowbrooke) located on the east side of Saundersville Road between Avondale and Wynbrooke, Sumner County Property Tax Map 146, Parcel 4.0 containing 221.4 acres and zoned Low Density Residential District Planned Unit Development (R-15 PUD) and General Commercial Service District

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Planned Unit Development (GCS PUD), said new plan consisting of 614 residential lots, 53.2 acres of open space and 16.7 acres of commercial property.

Robert Deal, 119 Riviera Drive, addressed the Board expressing his concern with the number of houses being built in this development. He cited increased traffic and pollution and the burden to the schools. He further stated the City is getting over-developed.

Jon Hoscheit, 116 Wynbrooke Trace, addressed the Board stating his concern with the traffic created by this development and the need for an updated traffic study. He also stated his concern with the connector road and requested a barricade of some sort be installed to eliminate cut-through traffic.

As there was no one else desiring to speak, Foster declared the Public Hearing closed.

MINUTES

Sprouse moved; seconded by Skidmore for approval of the March 12, 2013 minutes.

There was a unanimous vote for approval.

CITIZENS COMMENTS

As there was no one desiring to speak, Foster declared Citizens Comments closed.

REPORTS

Finance Committee – recommended an ordinance appropriating \$195,000 for on-going TDOT projects and recommended an ordinance appropriating \$173,640 to purchase 75 golf carts which will be reimbursed by Country Hills Golf Course.

General Committee – no report.

Public Safety Committee – in a special meeting discussed amending the Emergency Wrecker Service Ordinance to increase rates and charges.

Public Works Committee – no report.

Capital Projects Committee – no report.

Planning Commission – no report.

Mayor – no report.

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Frost stated the Parks Board had recommended building a dog park in Memorial Park behind Kids Kingdom where restrooms, water and shade are available. He further stated there is hope a local service organization will supply funding.

Woodcock stated the Lions Club has agreed to sponsor the dog park.

ORDINANCES AND RESOLUTIONS

The caption of Ordinance 2012-27 was read on second and final reading, an Ordinance approving a new Preliminary Master Development Plan to govern the development of Millstone Planned Unit Development (formerly known as Willowbrooke) located on the east side of Saundersville Road between Avondale Road and Wynbrooke Drive, zoned Low Density Residential Planned Unit Development (R-15 PUD) and General Commercial Services Planned Unit Development (GCS PUD). Goode moved; seconded by Cunningham.

Frost stated he understands the Wynbrooke plan requires the stub street to be connected but has concerns for the corner resident. He questioned if some type of breakaway fence could be installed to allow emergency vehicles and stop cut-through traffic.

Foster cited two recent instances where neighborhoods were left isolated after storm debris closed their entrances.

Planning Director Fred Rogers stated the subdivision regulations require a full connector road for efficiency, safety and inter-connectivity in the street network. He further stated a connection is also planned for the back of Wynbrooke into Saundersville Station. He explained this connection will take some traffic from Wynbrooke Trace. He explained when Wynbrooke Subdivision was approved, the stub street was platted and dedicated and partially built. He further explained a 30 foot buffer will be installed behind the second house and the homes to be built behind Wynbrooke will be of equal building materials and values. He stated there are to be some type of monuments designating the two different subdivisions and perhaps traffic calming devices installed.

Frost stated since the breakaway fence had been installed in other subdivisions, he had hoped there would be a way to help these residents. He questioned when the Saundersville Station developer is obligated to connect to the stub street.

Rogers stated the connection should be built with the next phase of Saundersville Station which he feels will be sooner than Millstone. He explained the Millstone developer will connect to the stub street during one of the later phases of development which is a ten year project.

Woodcock stated after meeting with the Public Works Director, it was obvious that the traffic study is outdated but the end result is the items are already in place to meet the requirements that a new traffic study would propose. He stated everything that would come out of a new traffic study is already in place to be done and to do a new traffic study would be a waste of time and money.

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There was a majority vote for approval of Ordinance 2012-27 on second and final reading with Long and Skidmore voting nay.

Foster declared the motion carried.

The caption of Ordinance 2013-18 was read on second and final reading, an Ordinance amending Budget Ordinance 2012-13 by appropriating \$124,400.00 for the Otter Pointe Project. Qualls moved; seconded by Waters.

There was a unanimous vote for approval of Ordinance 2013-18 on second and final reading.

The caption of Ordinance 2013-19 was read on second and final reading, an Ordinance accepting an Emergency Solutions Grant and appropriating the funds by amending Budget Ordinance 2012-13. Sprouse moved; seconded by Qualls.

There was a unanimous vote for approval of Ordinance 2013-19 on second and final reading.

The caption of Ordinance 2013-21 was read on first reading, an Ordinance amending the Zoning Ordinance and map by rezoning property located at 8 Industrial Park Drive from Industrial Restrictive (I-R) to Mixed Commercial District (MCD). Goode moved; seconded by Waters.

There was a unanimous vote for approval of Ordinance 2013-21 on first reading.

The caption of Ordinance 2013-22 was read on first reading, an Ordinance amending the Zoning Ordinance and map by rezoning property located at 160 Commerce Drive from Industrial Restrictive (I-R) to Industrial General (I-G). Frost moved; seconded by Waters.

Skidmore questioned the issue of on-street parking.

Rogers explained this building is going to be used for a cheerleading and dance school and the Planning Commission required 24 parking spaces. He further explained staff's concern if this is enough parking spaces and their concern with on-street parking. He stated if the rezoning request is approved and the Board of Zoning Appeals approves a Conditional Use Permit they can also impose prohibiting on-street parking which staff will be recommending. He explained the business would have to regulate the number of students or hours or make arrangements with other business to share parking.

Skidmore questioned if the cheerleading and dance school vacate the property would the IG zoning remain.

Rogers stated yes and the IG zoning would allow for a heavier industrial use than the area currently has.

There was a unanimous vote for approval of Ordinance 2013-22 on first reading.

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The caption of Ordinance 2013-23 was read on first reading, an Ordinance amending Budget Ordinance 2012-13 by appropriating an amount not to exceed \$195,000 for ongoing Tennessee Department of Transportation (TDOT) projects. Skidmore moved; seconded by Sprouse.

Cunningham questioned where the \$46,000 for the design phase of the Walton Ferry and Old Shackle Island Roads intersection would be coming from.

Foster explained the \$46,000 is the City's 20% match for the overage for the engineering on this project.

Public Works Director Jerry Horton explained only \$53,000 was paid in years ago for the engineering and there was a possibility that TDOT would seek additional funding for engineering for this project.

Cunningham questioned if any increase is anticipated between now and the right-of-way phase.

Horton stated we are very close to the right-of-way phase and this increase is from TDOT updating the plan and finishing the design work and he does not anticipate any significant additional funding for the design phase.

There was a unanimous vote for approval of Ordinance 2013-23 on first reading.

OTHER AGENDA ITEMS

Foster announced Charles R. Bobbitt, Jr. had withdrawn his name from consideration as City Judge.

Waters moved; seconded by Frost for the appointment of Curtis Lincoln as City Judge.

There was a unanimous vote for approval for the appointment of Curtis Lincoln as City Judge.

Sprouse moved; seconded by Frost for the reappointment of Clint Cassetty to serve on the Board of Adjustments and Appeals.

There was a unanimous vote for approval of the above appointment.

Frost moved; seconded by Qualls for the reappointment of Thomas H. Cherry, Jr. to serve on the Board of Adjustments and appeals.

There was a unanimous vote for approval of the above appointment.

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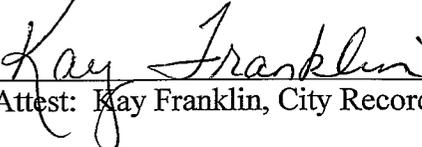
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Upon motion and second and followed by a unanimous vote for approval, the meeting adjourned at 8:08 p.m.



Approved: Scott Foster, Mayor



Attest: Kay Franklin, City Recorder