

MINUTES

The White Bluff Town Council met in regular session at 7:00 p.m. on Tuesday, December 5, 2023, at White Bluff Town Hall. Present were Council members Linda Hayes, Connie Reed, Carl Kincaid, Scott Glover, Bryan Hill, and Stephanie Murrell. Also present included Town Recorder Melody Lewis, Town Attorney Andrew Mills, Projects Administrator and Public Works Director Jeff Martin, Fire Chief Eric Deal, Police Chief Chris Fulcher, and members of the public.

Mayor Linda Hayes called the meeting to order at 7:00 p.m.

The Pledge to the Flag was recited.

1356 Motion to approve minutes of the November 7, 2023, regular meeting:
Motion by Connie Reed, second by Bryan Hill, carried 5-0.

PUBLIC COMMENT:

- Mike McArdle addressed the Council regarding the financial statement.
- Janet McArdle addressed the Council regarding the rezoning of 5101 Hwy 70E.
- Ashley Smeddle addressed the Council regarding the rezoning of 5101 Hwy 70E.
- Trevor Knight addressed the Council regarding the rezoning of 5101 Hwy 70E.

PUBLIC HEARINGS:

- A Public Hearing was conducted before the final reading of an Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference. Rob Waggoner addressed the Council on this matter.
- A Public Hearing was conducted before the final reading of an Ordinance to Amend the White Bluff Municipal Zoning Ordinance Article III, Section 3.220, Landscaping and Screening Requirements, by deleting and replacing in its entirety. No one spoke for or against this matter.

COMMUNICATION FROM THE MAYOR:

- Mayor Linda Hayes provided the Council with an update on the upcoming Town Christmas festivities and named Councilmember Carl Kincaid and Planning Commissioner Debby Brewer to serve on the White Bluff Comprehensive Plan Steering Committee.

BUDGET AND FINANCE:

- Town Recorder Melody Lewis provided the Council with a copy of the October 2023 financial reports and responded to questions.
- Town Recorder Melody Lewis asked the Council for a motion acknowledging receipt of the Town of White Bluff Annual Audit Report.

#1357 Motion acknowledging receipt of Town of White Bluff Annual Audit Report:
Motion by Carl Kincaid, second by Connie Reed, carried 5-0.

CODES AND PERMITS:

- Consider on first reading an Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference. Discussion included the minimum acreage to trigger a Traffic Assessment. The presented

Ordinance specifies ten (10) acres as the minimum to trigger a Traffic Assessment. The Council discussed reducing the minimum acreage to trigger a Traffic Assessment. Town Attorney Andrew Mills reminded the Council that substantive changes to the Ordinance would require the Ordinance to go back to the Planning Commission for review and consideration. At the conclusion of discussions;

#1358 Motion to amend Section 1. Traffic Assessment (TA) Study, Subsection a. by reducing the minimum acreage to trigger a traffic assessment from ten (10) acres to five (5) acres.

Motion by Scott Glover, second by Carl Kincaid, carried 5-0.

Ordinance will be amended as specified above and will return to the Planning Commission for review and consideration.

- Consider on second and final reading an Ordinance to Amend the White Bluff Municipal Zoning Ordinance Article III, Section 3.220, Landscaping and Screening Requirements, by deleting and replacing in its entirety.

After discussion;

#1359 Motion to approve on second and final reading an Ordinance to Amend the White Bluff Municipal Zoning Ordinance Article III, Section 3.220, Landscaping and Screening Requirements, by deleting and replacing in its entirety.

Motion by Carl Kincaid, second by Bryan Hill, carried 5-0.

- Consider on first reading an Ordinance to Amend the White Bluff Municipal Zoning Map by rezoning Map 096, Parcel 37.07 (1228 Taylor Town Rd.) from R-1 (Low-density Residential) to R-2 (Medium-density Residential).

After discussion;

#1360 Motion to approve on first reading an Ordinance to Amend the White Bluff Municipal Zoning Map by rezoning Map 096, Parcel 37.07 (1228 Taylor Town Rd.) from R-1 (Low-density Residential) to R-2 (Medium-density Residential).

Motion by Carl Kincaid, second by Bryan Hill, carried 4-1 with Councilmember Stephanie Murrell voting no.

- Consider on first reading an Ordinance to Amend the White Bluff Municipal Zoning Map by rezoning Map 096, Parcel 113.01 (5101 Hwy 70E) from R-1 (Low-density Residential) to R-3 (High-density Residential).

After lengthy discussion;

#1361 Motion to reject Ordinance to Amend the White Bluff Municipal Zoning Map by rezoning Map 096, Parcel 113.01 (5101 Hwy 70E) from R-1 (Low-density Residential) to R-3 (High-density Residential).

Motion by Carl Kincaid, second by Connie Reed, carried 5-0.

Reasons cited for rejecting the rezoning of Map 096, Parcel 113.01 (5101 Hwy 70E) included topography concerns, safety (sightline) concerns regarding ingress / egress on Hwy 70 and the proposed zoning does not fit in the surrounding area. Although not specifically cited as a reason for denying the rezoning, the adjoining neighbors spoke against the rezoning during the Public Input part of the December meeting.

- Public Works Director Jeff Martin reported that the White Bluff Codes Department issued one (1) building permit during the month of November and responded to questions.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 235 calls during the month of November and responded to questions.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 73 calls during the month of November and responded to questions.
- Court Clerk Dixie Kerr reported via printed report that the White Bluff Municipal and General Sessions Court processed 25 cases during the month of October.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

- Mayor Linda Hayes informed the Council that she has authorized an approximate \$15,000 expense to make structural repairs to the Field of Dreams Playground. Repair work to commence on or about December 11, 2023. The Playground will be closed until repairs are completed.

OLD BUSINESS:

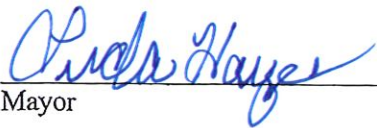
NEW BUSINESS:

- Councilmember Stephanie Murrell asked about any long-term plans to replace the Field of Dreams Playground.
- Councilmember Bryan Hill asked to add an agenda item to the January Town Council meetings. Councilmember Hill would like the Council to consider new options for funding Park facilities and Emergency Services. Attorney Andrew Mills to present options to the Council in January.

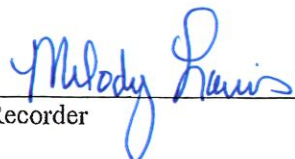
ADJOURNMENT:

1362 Motion to adjourn at 8:17 p.m.:

Motion by Connie Reed, second by Bryan Hill, carried 5-0.



Mayor



Recorder