

MINUTES

The White Bluff Town Council met in regular session at 7:00 p.m. on Tuesday, February 6, 2024, at White Bluff Town Hall. Present were Council members Connie Reed, Carl Kincaid, Scott Glover, Bryan Hill, and Linda Hayes. Council member Stephanie Murrell was absent. 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, Codes Administrator Roy Frizzell 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.

1371 Motion to approve minutes of the January 2, 2024, regular meeting:

Motion by Connie Reed, second by Scott Glover, carried 4-0.

PUBLIC COMMENT:

- Janet McArdle addressed the Council regarding the financial statement.
- Mike McArdle addressed the Council regarding the financial statement.

PUBLIC HEARINGS:

A Public Hearing was conducted before the final reading of an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, by rezoning the following adjoining, single-owner parcels to C-2 (Highway Commercial) contingent upon all six (6) listed lots being consolidated into one (1) lot of record:

- Map 096I, Parcel 002.00 (4316 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 003.00 (4320 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 004.00 (4338 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 011.00 (21 Martin St.) from R-3 (High-density Residential)
- Map 096I, Parcel 012.00 (420 Church St.) from R-3 (High-density Residential)
- Map 096I, Parcel 013.00 (424 Church St.) from R-3 (High-density Residential)

No one spoke for or against this matter.

A Public Hearing was conducted before the final reading of an Amended Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference. No one spoke for or against this matter.

COMMUNICATION FROM THE MAYOR:

BUDGET AND FINANCE:

- Town Recorder Melody Lewis provided the Council with a copy of the December 2023 financial reports and responded to Council questions.
- **#1372 Motion to approve a Comprehensive Compensation Plan review prior to the 2024-2025 Budget.**
Motion by Connie Reed, second by Bryan Hill, carried 4-0.

CODES AND PERMITS:

- Consider on second and final reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, by rezoning the following adjoining, single-owner

parcels to C-2 (Highway Commercial):

- Map 096I, Parcel 002.00 (4316 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 003.00 (4320 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 004.00 (4338 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 011.00 (21 Martin St.) from R-3 (High-density Residential)
- Map 096I, Parcel 012.00 (420 Church St.) from R-3 (High-density Residential)
- Map 096I, Parcel 013.00 (424 Church St.) from R-3 (High-density Residential)

A copy of the Consolidation Plat showing the above six (6) lots consolidated into one (1) lot of record was verified. After discussion;

#1373 Motion to approve on second and final reading an Ordinance to Amend the Official Zoning Map of the Town of White Bluff, by rezoning the following adjoining, single-owner parcels to C-2 (Highway Commercial):

- Map 096I, Parcel 002.00 (4316 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 003.00 (4320 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 004.00 (4338 Hwy 70E) from C-1 (Central Business District)
- Map 096I, Parcel 011.00 (21 Martin St.) from R-3 (High-density Residential)
- Map 096I, Parcel 012.00 (420 Church St.) from R-3 (High-density Residential)
- Map 096I, Parcel 013.00 (424 Church St.) from R-3 (High-density Residential)

Motion by Bryan Hill, second by Carl Kincaid, carried 4-0.

- Consider on second and final reading an Amended Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference. Ordinance for consideration included the requested Council-led amendment reducing the minimum acreage to trigger a Traffic Assessment from ten (10) acres to five (5) acres.

#1374 Motion to approve on second and final reading an Amended Ordinance to Amend Zoning Ordinance Article III, Section 3.090 (G) Access Control, by Adopting Traffic Impact Guides by Reference.

Motion by Carl Kincaid, second by Scott Glover, carried 4-0.

- Consider on first reading an Ordinance to repeal and replace Article VI, Provisions Governing Planned Unit Development Districts, in its entirety, and to repeal and replace any Ordinances or parts of Ordinances in conflict herewith. After review and discussion:

#1375 Motion to approve on first reading an Ordinance to repeal and replace Article VI, Provisions Governing Planned Unit Development Districts, in its entirety, and to repeal and replace any Ordinances or parts of Ordinances in conflict herewith.

Motion by Connie Reed, second by Bryan Hill, carried 4-0.

- Discuss sprinkler systems requirement for any construction involving shared walls. After lengthy discussion with Codes Administrator Roy Frizsell, Fire Chief Eric Deal, Police Chief Chris Fulcher and Attorney Andrew Mills, Mayor Linda Hayes asked Chief Deal to contact Pleasant View FD (Cheatham Co.) and Attorney Mills to contact the Cheatham Co. Attorney and bring back information for further discussion at next month's meetings.

- Public Works Director Jeff Martin reported that the White Bluff Codes Department issued six (6) building permits during the month of January and responded to Council questions.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 346 calls during the month of January 2024, and responded to Council questions.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 74 calls during the month of January 2024 and responded to Council questions.
- Court Clerk Dixie Kerr reported via printed report that the White Bluff Municipal and General Sessions Court processed 54 cases during the month of January 2024.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

Council member Connie Reed mentioned that Little League Signups were underway and that WJMS Baseball and Softball teams were currently practicing for their upcoming season.

OLD BUSINESS:

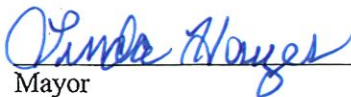
NEW BUSINESS:

Council member Carl Kincaid asked if the June 2023 Ordinance regarding Short Term Rentals would apply to "pad splitting." Pad splitting is the practice of renting out one or more individual furnished "bedrooms" with other shared amenities for a more affordable rate. **Attorney Mills to research and report back at a future meeting.**

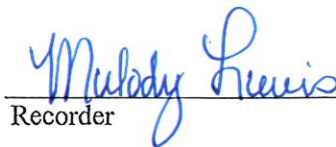
ADJOURNMENT:

1376 Motion to adjourn at 8:17 p.m.:

Motion by Connie Reed, second by Bryan Hill, carried 4-0.



Mayor



Recorder