

MINUTES

The White Bluff Town Council met in regular session at 7:00 p.m. on Tuesday, December 6, 2022, at White Bluff Town Hall. Present were Council members Linda Hayes, Carl Kincaid, Scott Glover, Connie Reed, Bryan Hill, and Stephanie Murrell. Also present included Town Recorder Melody Lewis, Town Attorney Andrew Mills, Town Planner Amanda Harrington, Projects Administrator and Public Works Director Jeff Martin, Fire Chief Eric Deal, Police Chief Chris Fulcher, Codes Administrator Roy Frizsell, Developer Alex Seidov, Engineer Trent Smith and members of the public.

NOTE: Returning and New Council members – Connie Reed, Carl Kincaid and Scott Glover - were sworn in by Mayor Linda Hayes before the Town Council Work Session on Thursday, December 1, 2022.

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

The Pledge to the Flag was recited.

1264 Motion to approve minutes of the November 1, 2022, regular meeting:

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

PUBLIC COMMENT:

- Mike McArdle addressed the Council requesting a moratorium on rezonings until a growth plan is in place.
- Joanna Swiger addressed the Council opposing a moratorium on rezonings.

PUBLIC HEARINGS:

- A Public Hearing was conducted before second and final reading on an Ordinance of the Town of White Bluff, Tennessee, to amend the Municipal Zoning Map by rezoning Map 095, Parcels 053.00 and 094.02, located at the intersection of Hwy 70 and Church St., from C2 (Highway Commercial) to R3 PUD (High-Density Residential Planned Unit Development).

Mr. Harry Allen, Pinewood Dr., White Bluff, TN, spoke on the matter.

COMMUNICATION FROM THE MAYOR:

- Mayor Linda Hayes appointed Connie Reed as Vice-Mayor and asked for Council approval.

1265 Motion to approve Connie Reed as Vice-Mayor:

Motion by Bryan Hill, second by Carl Kincaid, with roll call vote as follows: Reed, Hill, Kincaid – yes, Murrell, Glover – no, carried 3-2.

- Mayor Hayes discussed the upcoming White Bluff Christmas Parade, Saturday, December 10, 2022, at 4:30pm.

BUDGET AND FINANCE:

CODES AND PERMITS:

- Consider on second and final reading an Ordinance of the Town of White Bluff, Tennessee, to amend the Official Zoning Map by rezoning Map 095, Parcels 053.00 and 094.02, located at the intersection of Hwy 70 and Church St., from C2 (Highway

Commercial) to R3 PUD (High-Density Residential Planned Unit Development) including the Preliminary Master Plan, Design Package, Materials List and previous motions and contingencies. Developer Alex Seidov reviewed his request and plans with the Council. After lengthy discussion, the Council made the additional motions and contingencies regarding this proposal:

- # 1266 Motion to increase parking spaces from 212 to 222, an increase of 10 spaces.

Motion by Stephanie Murrell, second by Carl Kincaid, with roll call voting as follows: Kincaid, Murrell, Hill and Glover voting yes, Reed voting no, carried 4-1.

- # 1267 Motion to require the developer to construct a privacy fence on the adjoining neighbor's property (southeast corner), if allowed by the adjoining property owner.

Motion by Carl Kincaid, second by Scott Glover, with roll call voting as follows: Reed, Kincaid, Murrell, Hill and Glover voting yes, carried 5-0.

After continued discussion:

1268 Motion to approve on second and final reading an Ordinance of the Town of White Bluff, Tennessee, to amend the Municipal Zoning Map by rezoning Map 095, Parcels 053.00 and 094.02, located at the intersection of Hwy 70 and Church St., from C2 (Highway Commercial) to R3 PUD (High-Density Residential Planned Unit Development) including the original, pool included, version of the Preliminary Master Plan, Design Package, Materials List and the following contingencies:

- Require developer to request turning lane approval, running the length of the development on Hwy 70, from TDOT. If approved, the developer is required to construct said turning lane, running the length of the development, on Hwy 70.
- Require the developer to orient the townhome and single-family home components of the development in a consistent manner, either all facing inward or all facing outward.
- Require the developer to install landscaping quantity and density to soften and break up long and tall expanses of building material.
- Recognize that consistency of design is an important aspect of this project and include the presented design packet, including presented building materials and finishes, as part of the Preliminary Master Plan.
- Increase parking spaces from 212 to 222, an increase of 10 spaces.
- Require the developer to construct a privacy fence on the adjoining neighbor's property (southeast corner), if allowed by the adjoining property owner.

Motion by Connie Reed, second by Carl Kincaid, with roll call vote as follows: Reed – yes, Kincaid – yes, Murrell – no, Hill – yes, Glover – no, carried 3-2.

PUBLIC SAFETY:

- Police Chief Chris Fulcher reported that the White Bluff Police Department responded to 340 calls during the month of November.
- Fire Chief Eric Deal reported that the White Bluff Fire Department responded to 74 calls during the month of November.

STREETS AND SIDEWALKS:

PARKS AND RECREATION:

OLD BUSINESS:

NEW BUSINESS:

- Consider a Resolution to Petition the General Assembly of the State of Tennessee to amend the Municipal Charter of the Town of White Bluff, Tennessee. Attorney Mills reviewed the proposed amendment (to allow the ability to implement impact fees on future development) with the Council. After discussion:

1269 Motion to approve a Resolution to Petition the General Assembly of the State of Tennessee to amend the Municipal Charter of the Town of White Bluff, Tennessee:

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

- Council member Kincaid ask for the following to be placed on the January meeting agenda:
Consider Moratorium on rezonings until the County-wide Comprehensive Growth Plan is approved.

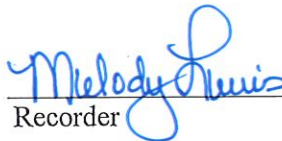
ADJOURNMENT:

1270 Motion to adjourn at 8:18 p.m.:

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



Mayor



Recorder