

City of Millersville  
Board of Commissioners  
1246 Louisville Hwy, Millersville TN 37072

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REGULAR COMMISSION AGENDA

Tuesday, July 15, 2025, 6:00 PM

1. Call to Order.
2. Invocation and Pledge of Allegiance.
3. Citizens' Comments, Comment Sign-up Sheet Available to Sign Before Meeting.
4. Approval of City Manager's Recommendation for Millersville Financial Director.
5. Approval of the Minutes for June 17, 2025, Regular Commission Meeting.
6. Discussion of survey site inspection findings from EnviroScience.
7. Second reading of **Ordinance 25-824, An Ordinance Establishing a \$15 Solid Waste Fee to Cover New Charge as Implemented by Robertson County Landfill for Mattresses**
8. Natelli Communities submits a Final Development plan for Phases 3 and 4 of Bethel Ridge, with 97 proposed Single Family Detached Homes on property identified on Sumner County Tax Map 126 as parcel 079.00.
9. City Manager's Comments
10. Commissioners' Comments
11. Adjournment

**Millersville Board of Commissioners**  
**MINUTES**  
**For the Regular Commission Meeting on Tuesday, June 17, 2025**  
**At Millersville City Hall**

The Regular Commission Meeting of the Millersville, TN, Board of Commissioners was held on June 17, 2025, at 6:00 PM at City Hall. Those attending were: Vice Mayor Dustin Darnall; Commissioner Jesse Powell; Commissioner Carla McCain; Commissioner David Gregory; newly appointed City Manager, Mike Housewright; Interim City Manager, Michael Gorham; City Attorney, Robert Wheeler; and City Recorder, Judy Florendo. Mayor Lincoln Atwood was out of town.

**1. Call to Order**

The meeting was called to order at 6:00 PM.

**2. Invocation and Pledge of Allegiance**

Interim City Manager Gorham led the invocation, followed by the Pledge of Allegiance.

**Vice Mayor Darnall:** I call to order this meeting of the Millersville Board of Commissioners for their regular commission meeting on Tuesday, June 17, 2025, at 6:00 PM at City Hall. Before we begin, I have a few housekeeping items. This is the first time this commission has only had four commissioners present. The mayor is on scheduled work travel. The rules remain the same; we need three votes for items to pass. If you follow our agendas and meetings closely, you may notice there is no item for the budget. We will have a special called meeting on June 30 to pass the budget and possibly other agenda items. Today, you have three opportunities to make citizen comments: the first is the next item for general comments, item seven is a public hearing for the rezoning at 1010 Stearman Drive, and agenda item 10 is for comments on the rezoning of 1047 Slaters Creek Road.

**3. Citizen Comments**

**Vice Mayor Darnall:** Are there any citizen comments? Seeing none, we will move to agenda item number four.

**4. Approval of the Minutes for the May 20, 2025, Regular Commission Meeting**

**Commissioner Gregory:** I move to approve the minutes for the May 20, 2025, Regular Commission Meeting.

**Vice Mayor Darnall:** I have a motion. Is there a second?

**Commissioner McCain:** Second.

**Vice Mayor Darnall:** Is there any discussion about the minutes? Seeing none, all in favor say aye. All opposed? **All voted in favor. The minutes from May 20 are approved.**

**5. Approval of the Minutes for the May 26, 2025, Special Called Meeting**

**Vice Mayor Darnall:** Is there a motion?

**Commissioner Powell:** I move to approve the minutes for the May 26, 2025, Special Called Commission Meeting.

**Commissioner Gregory:** I second the motion.

**Vice Mayor Darnall:** I have a motion and a second. Is there any discussion about the minutes? Seeing none, all in favor say aye. All opposed? **The minutes from the May 26, 2025, Special Called Meeting are approved.**

## **6. Recognition of Three Outstanding Millersville Citizens**

**Vice Mayor Darnall:** I will deviate from the agenda slightly. If you are familiar with the White House school system, you know Millersville Elementary is one of the smaller feeder schools. This year, the valedictorian, salutatorian, and class president all came through Millersville Elementary and are citizens of Millersville. We are proud of them and would like to recognize them with certificates, presented one at a time by City Manager Gorham.

**For Blake Jackson:** The Board of Commissioners extends sincere congratulations to Blake Jackson on his achievement as the valedictorian of the White House High School Class of 2025. This achievement requires dedication, hard work, and keen intellect to retain information throughout his high school career. We wish you the very best in your future years and want you to know you have made Millersville proud. This prestigious honor is a testament to Blake's exceptional dedication, perseverance, and intellectual excellence. Achieving this distinction reflects his academic talent and commitment to personal growth and excellence. We commend Blake for his outstanding accomplishments and wish him continued success. His accomplishment brings great pride to Millersville, and we look forward to his future achievements. Congratulations, Blake.

**For Chloe Williams:** The Board of Commissioners proudly extends sincere congratulations to Chloe Williams on being named salutatorian of the White House High School Class of 2025. This remarkable achievement reflects Chloe's unwavering dedication, strong work ethic, and academic excellence throughout her high school journey. Her success reflects her intellectual capability and commitment to excellence. We applaud Chloe for this outstanding accomplishment and offer our best wishes for continued success. She has brought great pride to Millersville, and we are confident she will continue to achieve great things. Congratulations, Chloe.

**For Hannah Eaton:** The Board of Commissioners extends sincere congratulations to Hannah Eaton on her selection as class president for the White House High School Class of 2025. This selection shows your classmates' respect, trust, and acceptance of your leadership abilities. You have represented them throughout this past year and will continue to do so. We wish you the very best in your future years and want you to know you have made Millersville proud. Being chosen by her peers for this important role clearly reflects their confidence in her leadership, which has made a meaningful impact. We commend Hannah for this honor and wish her continued success. She has represented Millersville with pride and excellence. Congratulations, Hannah.

## **7. Public Hearing for Ordinance 25-816, Rezoning of 1010 Stearman Drive**

**Vice Mayor Darnall:** This is a public hearing for Ordinance 25-816 for the rezoning of 1010 Stearman Drive. I open the floor for public comments. Seeing none, I close the public hearing.

**8. Second Reading of Ordinance 25-816, An Ordinance to Amend the Millersville Zoning Map, Changing the Zoning for the Property Located at 1010 Stearman Drive from Heavy Commercial (HC) to General Commercial (GC)**

**Vice Mayor Darnall:** Is there a motion for the second reading of Ordinance 25-816?

**Commissioner Gregory:** I move to approve the second reading of Ordinance 25-816, an ordinance to amend the Millersville Zoning Map, changing the zoning of the property at 1010 Stearman Drive from Heavy Commercial to General Commercial.

**Vice Mayor Darnall:** I second it. Is there any discussion?

**Commissioner Powell:** Is there any change to the business plan for this property?

**ICM Gorham:** Not that I am aware of. We could have suspended the rules and asked Mr. Crouch, the property owner, if he has updates since he is present.

**Commissioner Powell:** It is not a heavy commercial property now; it already has general commercial businesses. My understanding is we are correcting the zoning to match its current use as general commercial.

**Vice Mayor Darnall:** Any further discussion? **Since this is an ordinance, we will have a roll call vote.**

**The commissioners voted 5 ayes and 0 nays. The motion to approve the second reading of Ordinance 25-816 passes.**

**9. Second Reading of Ordinance 25-817, An Ordinance Amending Ordinance 20-744 of the City of Millersville, The Millersville Planning Commission**

**Vice Mayor Darnall:** Is there a motion?

**Commissioner Gregory:** I move to approve the second reading of Ordinance 25-817, an ordinance amending Ordinance 20-744 of the City of Millersville for the Millersville Planning Commission.

**Commissioner Powell:** I second.

**Vice Mayor Darnall:** I have a motion and a second. Is there any discussion?

**ICM Gorham:** For the audience, there is minimal discussion because these items are thoroughly reviewed in work sessions. This ordinance has been through three work sessions where many details were resolved, making board meetings more efficient.

**Audience Member:** Where can we access those discussions?

**ICM Gorham:** They are posted on our website.

**Vice Mayor Darnall:** You can reach out to me, and I will connect you with them. Any further discussion? Seeing none, this will be a roll call vote.

**The commissioners voted 5 ayes and 0 nays. The motion passes unanimously.**

**10. Public Hearing for Ordinance 25-818, Rezoning of 1047 Slaters Creek Road**

**Vice Mayor Darnall:** I open the public hearing. If you wish to comment, please let us know.

**Mr. Bill Mounts:** I live at 165 Fisher Street, at the other end of Slaters Creek. I want to discuss the proposed ordinance for the soccer stadium on Slaters Creek. Please examine its impact on traffic. With the Reynolds Farm development and an exit from the apartment complex onto Slaters Creek near the proposed stadium, there will be an influx of cars, especially during rush hour. Residents on Slaters Creek, Williamson Road, and surrounding areas will face significant congestion. The size of the lot compared to a similar facility in Hendersonville suggests limited parking. If parking is insufficient, cars may park along Slaters Creek or in the apartment complex, causing chaos. A facility like this is better suited for a city park

or along Highway 31W for easier access, not at the entrance to a residential area, as it will burden residents on Slaters Creek, Henry Road, Fisher Street, Cove Street, and Williamson Road.

**Vice Mayor Darnall:** Thank you, Mr. Mounts.

**Mr. Lee Harris:** I introduced myself last month; I am Lee Harris. My mother lives at 1075 Slaters Creek and has known Mr. Fox all my life. I have seen the concept drawing for the park. I do not necessarily disapprove of the park, but I share concerns about traffic and curfew. Will the city enforce a 9:00 PM lights-out policy in this residential area? Additionally, for safety and security, I discussed with Mr. Fox installing a fence, not just a berm or landscape buffer, to prevent children from wandering into my mother's backyard and getting injured. These are my concerns.

**Amy Corbett:** I am Amy Corbett, 4005 Laurel Court, Millersville. I agree with the previous speakers. My concerns include environmental impact. This area is prone to flooding, and grass turf for soccer could exacerbate runoff into Slaters Creek, increasing flooding risks. The last major flood nearly reached the library. Additionally, our sewer infrastructure is struggling. Can it support restrooms for this facility? Stretching our infrastructure further, combined with potential environmental impacts, is a significant concern for the next decade. Safety is also an issue with children in the area. Please consider these long-term ramifications.

**Tanya Williams:** I am Tanya Williams, 1614 Slaters Creek Road. I agree with the other citizens' concerns about traffic. Limited parking could lead to cars along the road, creating hazards and potential accidents. The apartment complex entrance on Slaters Creek will add more traffic, especially during school and work hours. Getting onto Highway 31W from Slaters Creek is already difficult. Without traffic lights or controls, accidents and injuries are likely. Flooding is another concern, as heavy rains already affect Slaters Creek. Please take these issues seriously.

**Vice Mayor Darnall:** Thank you, Ms. Williams. Any further citizen comments? Seeing none, I close the public hearing and move to agenda item number 11.

#### **11. Second Reading of Ordinance 25-818, An Ordinance to Rezone the Property at 1047 Slaters Creek Road from Industrial to General Commercial**

**Commissioner McCain:** I move to approve Ordinance 25-818, an ordinance to rezone the property at 1047 Slaters Creek Road from Industrial to General Commercial.

**Commissioner Gregory:** I second the motion to allow discussion.

**Vice Mayor Darnall:** We have a motion and a second. I will start the discussion. I appreciate the community engagement and encourage those who spoke to address the Planning Commission, which has authority over the soccer complex development. I am friends with one of the developers, so I will abstain from voting to avoid any appearance of a conflict of interest.

**Commissioner Gregory:** I appreciate the citizens, especially Mr. Harris, for sharing their concerns. I spoke with Mr. Harris previously about the 411 homes planned for the Reynolds property, which could lead to children wandering across Slaters Creek to the soccer fields. I will vote against this rezoning. Please attend the Planning Commission meeting to voice your concerns, as it helps us make informed decisions.

**Commissioner McCain:** We have received emails and heard directly from residents, many of whom have concerns, not necessarily opposition, to the project. The property is owned by Mr. Fox and Mr. Harris's family, but it could be sold. I would not want industrial or this type of development next to me. I have not heard from anyone in favor of the project, and I share these concerns.

**Commissioner Powell:** I have been vocal about this issue. The task before us is rezoning, not the business plan, but the development's impact on neighbors, traffic on Slaters Creek, Williamson Road, and Highway 31, and environmental issues like flooding must be considered. Tax revenue from the soccer complex must offset costs. No one has expressed support for the business plan. I will vote based on the rezoning task, but I see the broader implications and intend to address them to mitigate future issues.

**ICM Gorham:** The board is voting on rezoning from Industrial to General Commercial, not on the soccer complex itself. Please understand this distinction when considering their vote.

**Vice Mayor Darnall:** Years ago, the Millersville Commission ceded too much authority to the Planning Commission. If an ordinance is proposed to regain control over developments like this, I will support it. Any further discussion?

**Mr. Lee Harris (after motion to suspend rules):** Why was this property zoned Industrial? My family had no knowledge of this. Why not rezone it to Residential, as the area outside the floodplain could support houses? Commercial still means business.

**Vice Mayor Darnall:** The property owner requested the rezoning to General Commercial. A Residential rezoning request would be considered if submitted.

**Commissioner McCain:** I raised this at the last meeting; moving from Industrial to General Commercial does not fully address the issue. Someone must request the change.

**Commissioner Powell:** I move to resume the rules.

**Commissioner McCain:** I second.

**Vice Mayor Darnall:** We are back in session. Any further discussion? This is an ordinance, so it will be a roll call vote. I abstain.

**Commissioner Powell:** I vote no, as this is not the only time we will need to address this property's zoning.

**Commissioners McCain and Gregory:** No.

*The motion did not pass.*

## **12. Second Reading of Ordinance 25-821, An Ordinance to Amend the Municipal Code of Ordinances, Section 6-206, Limitations on Issuance of Licenses**

**Vice Mayor Darnall:** Is there a motion?

**ICM Gorham:** We included a replacement in your packet. The publicly posted ordinance corrected section 6-206 to 6-207 in the "whereas" section. Additionally, the language in 6-206 was revised from "certificates of compliance shall be granted for noncompliant issues" to "shall not be granted" for clarity.

**Commissioner McCain:** I move to approve the second reading of Ordinance 25-821, an ordinance to amend the Municipal Code of Ordinances, Section 6-206, Limitations on Issuance of Licenses.

**Commissioner Powell:** I second.

**Vice Mayor Darnall:** This ordinance removes the geographic partition limiting one liquor license north and one south of the ridge, replacing it with a limit of one license per 3,000 residents. Currently, this allows two licenses, with one in use. We are also revising the beer ordinance to align with this language. Any discussion?

**Commissioner Powell:** Mayor Atwood, who is absent, suggested retaining the sector language in



paragraph four. If we pass this now and the beer ordinance reintroduces that language, we may need to revisit this.

**Vice Mayor Darnall:** We can defer or abandon this vote and address it with the beer ordinance.

**Commissioner Gregory:** Or we can table it to the special called meeting to review both together.

**Commissioner Powell:** Will the mayor be present for the special called meeting?

**ICM Gorham:** I believe so.

**Commissioner Powell:** I move to table this item to the special called meeting to address it alongside the beer ordinance.

**Vice Mayor Darnall:** I second. **All in favor of tabling, say aye. All opposed? The ayes are unanimous; the motion to table Ordinance 25-821 to the next meeting passes.**

### **13. First Reading of Ordinance 25-822, An Ordinance to Increase the Millersville Court Costs by One Dollar to Cover the Municipal Training Education Fee Paid to the Department of Revenue**

**Vice Mayor Darnall:** Is there a motion?

**Commissioner Powell:** I move to approve Ordinance 25-822, an ordinance to increase Millersville court costs by \$1 to cover the municipal training education fee paid to the Department of Revenue.

**Commissioner McCain:** I second.

**Vice Mayor Darnall:** We have a motion and a second. Any discussion?

**ICM Gorham:** The state increased the training education fee by \$1, requiring us to pay \$2 per court cost. This increase passes the cost to defendants without increasing city revenue. The fee supports court clerk training.

**Vice Mayor Darnall:** Any further discussion? **This is an ordinance, so it will be a roll call vote.**

**All commissioners voted aye. The first reading of Ordinance 25-822 passes.**

### **14. First Reading of Ordinance 25-823, An Ordinance to Delete Ordinance 19-101 and Adopt a Stormwater Management Ordinance Bearing Number 19-101, as Amended in 2025**

**Commissioner Powell:** I move to approve Ordinance 25-823, an ordinance to delete Ordinance 19-101 in its entirety and adopt a stormwater management ordinance bearing the same number.

**Commissioner McCain:** I second.

**Vice Mayor Darnall:** We have a motion and a second. Any discussion?

**ICM Gorham:** This ordinance is a verbatim state requirement to meet MS4 compliance. It will have a second reading on June 30.

**Commissioner Powell:** Has Mr. Halma reviewed the technical aspects of this ordinance?

**ICM Gorham:** I am sure he has, as it is within his expertise, but the state mandates adoption for compliance.

**Commissioner Powell:** These are minimum standards. I want an engineer to review this for Millersville-specific needs, such as topography and development potential, to ensure we address flooding risks. Other cities like White House have similar ordinances but face flooding issues.

**ICM Gorham:** I will have Brian (Halma) review it. We can avoid involving our engineer, Luke, due to his \$235 hourly rate. Brian may have insights from other cities' ordinances.

**Vice Mayor Darnall:** Must this pass this month?

**ICM Gorham:** Yes.

**Vice Mayor Darnall:** I encourage voting for this now. We can propose changes at the special called meeting or follow up with an iteration if needed.

**Commissioner Powell:** We can modify it later, but with upcoming residential developments, I want this reviewed to avoid flooding issues.

**Vice Mayor Darnall:** Any further discussion? **This is an ordinance, so it will be a roll call vote.**  
**All commissioners voted aye. The first reading of Ordinance 25-823 passes unanimously.**

**15. Approval of Resolution 25-R-10, A Resolution to Accept the Lowest and Best Bid for Myers Grinder Pumps for 2025-26, With an Option to Extend if Both Parties Agree**

**Vice Mayor Darnall:** Is there a motion?

**Commissioner McCain:** I move to approve Resolution 25-R-10, a resolution to accept the lowest and best bid for Myers grinder pumps for 2025-26, with an option to extend if both parties agree.

**Commissioner Gregory:** I second.

**Vice Mayor Darnall:** I have a motion and a second. Any discussion?

**Commissioner McCain:** Can you explain what this is?

**ICM Gorham:** These are grinder pumps installed at residential homes. Since 2017, we no longer maintain them. We received two bids; the preferred Myers pumps from a supplier near Chattanooga cost \$1,845 each.

**Commissioner Powell:** Did we buy 30 of these three months ago? Are we replenishing stock?

**ICM Gorham:** We still have a few. This prepares for future needs, as the preferred model is being discontinued.

**Vice Mayor Darnall:** This accepts the best bid; we will discuss quantities in the next resolution. Any further discussion? **This is a resolution, so we will have a voice vote. All in favor say aye. All opposed? The ayes have it. The resolution passes.**

**16. Approval of Resolution 25-R-11, A Resolution to Allow the City Manager to Purchase the Remaining Myers WGL-20-21 Pumps at Wastewater of Tennessee, Using Sewer Reserve Funds**

**Vice Mayor Darnall:** Is there a motion?

**Commissioner Gregory:** I move to approve Resolution 25-R-11.

**Commissioner McCain:** I second.

**Vice Mayor Darnall:** We have a motion and a second. The previously approved bid included four options. The WGL-20-21, preferred by our Public Works Director, is being discontinued and is cheaper by about \$100 per unit. We intend to buy the remaining inventory to avoid costlier, less preferred pumps.

**ICM Gorham:** We accepted bids for all four pump types. The WGL-20-21 has 82 units available at \$1,845 each, totaling about \$147,000. We average 70 pumps per year, so this should cover this fiscal year.

**Vice Mayor Darnall:** Without this action, we would pay more for less preferred pumps. I support buying all 82.

**Commissioner Gregory:** I move to amend the resolution to purchase all available pumps, up to 82.

**Commissioner Powell:** I second.

**Vice Mayor Darnall:** Any discussion on the amendment? All in favor say aye. All opposed? The amendment passes. Section one now authorizes purchasing up to 82 pumps. Any further discussion? **This is a resolution, so it will be a roll call vote. All in favor say aye. All opposed? The ayes have it. Resolution 25-R-11 passes.**

**17. Approval of Resolution 25-R-12, A Resolution to Allow the City Manager to Invest Surplus Funds in the Best Interest of the City**

**Vice Mayor Darnall:** Is there a motion?

**Commissioner McCain:** I move to approve Resolution 25-R-12.

**Commissioner Gregory:** I second.



**Vice Mayor Darnall:** I have a motion and a second. Currently, our bank funds earn near-zero interest. This resolution allows investment in a local government investment pool or capital markets, yielding about 4% annually. A 2024 press release addressed this action, though it misstated the interest as monthly.

**ICM Gorham:** The release was incorrect; it is 4% annually. Morton Capital Markets offers a money market fund at 4.16% with immediate liquidity, better than the local government investment pool's variable rates or Farmers Bank's 0.1%. CDs lock funds for three months, which may be risky.

**Commissioner Powell:** Which funds are we investing, or is this blanket authority?

**ICM Gorham:** The board can specify funds. The money market fund is guaranteed and liquid. We can provide statements on investments and earnings.

**City Manager Housewright:** As I assume the role, we will include interest earnings in financial statements approved with minutes.

**Vice Mayor Darnall:** I hesitate to give blanket authority but trust Mr. Gorham and Mr. Housewright. Any amendments? If not, **this will be a voice vote. All in favor say aye. All opposed? The ayes have it.**

**Resolution 25-R-12 passes.**

## **18. Approval of MOU with Sumner County Sheriff Regarding Animal Control**

**Commissioner McCain:** I move to approve the MOU with Sumner County Sheriff regarding animal control.

**Commissioner Gregory:** I second.

**Vice Mayor Darnall:** I have a motion and a second. Any discussion?

**ICM Gorham:** I apologize for omitting monetary details at the last meeting.

**Commissioner Powell:** Paragraph three defines aggressive animals. How is this legally defined? Our ordinance should align with this. Can we conduct animal cruelty investigations? Do we have a contract with an emergency veterinarian? We need to ensure we meet these requirements.

**ICM Gorham:** I will check with Sheriff Craddock on the definition. I believe it involves biting. I will verify our capacity for investigations.

**Commissioner McCain:** Do we have an emergency vet contract?

**Commissioner Powell:** We need clarity on these limits before signing.

**Vice Mayor Darnall:** Should we table this until the special called meeting? Is there a deadline?

**ICM Gorham:** No deadline; we can review it on June 30.

**Commissioner Powell:** I move to table this to the special called meeting.

**Commissioner Gregory:** I second.

**Vice Mayor Darnall:** All in favor say aye. **The ayes are unanimous. Item 18 is moved to the special called meeting.**

## **19. City Manager Comments**

**Vice Mayor Darnall:** We omitted an item from the agenda.

**Commissioner McCain:** I have Resolution 25-R-13 regarding sidewalks.

**ICM Gorham:** We will address it on June 30. City Manager Housewright and I met with D.R. Horton's principals, Kimley Horne, our engineer, and design team for the stoplight. There is a significant issue with the traffic light, originally planned as a three-way signal. Open access on the east side of Highway 31W complicates this, requiring a four-way signal. We will discuss options at the July work session.

**Commissioner Powell:** Is this the strip mall side? Where will the sidewalk go?

**ICM Gorham:** The sidewalk will be on the west side. I will share diagrams at the work session.

**City Manager Housewright:** I have spent the past week observing and listening. You have a great staff and community. I am grateful for the opportunity to serve.

## 20. Commissioner's Comments

**Commissioner Gregory:** Welcome, Mr. Housewright. It has been a good meeting. I received one complaint about dust from the Reynolds property affecting this building and cars.

**Commissioner McCain:** No comments.

**Vice Mayor Darnall:** Welcome, Mr. Housewright. Your prompt responses have been appreciated. The special called meeting on June 30 will include the budget, stormwater ordinance, beer ordinance, Slaters Creek rezoning if needed, the MOU with Sumner County, and sidewalk property acquisition. I thank Mr. Gorham for his selfless service, especially for securing cost-of-living increases and 12-hour shifts for firefighters. Your work has been invaluable.

**Commissioner Powell:** I cannot say it better. Welcome, Mike Housewright, and thank you, Mike Gorham.

## 21. Adjournment

**Vice Mayor Darnall:** Is there a motion to adjourn?

**Commissioner Gregory:** I move to adjourn.

**Commissioner McCain:** I second.

**Vice Mayor Darnall:** We are adjourned. Thank you, everyone.

The meeting was adjourned at 7:09 PM

Respectfully submitted,



Judy Florendo

City Recorder

Millersville, TN 37072

jflorendo@cityofmillersville.com

**CITY OF MILLERSVILLE, TENNESSEE**

**ORDINANCE 25-824**

**AN ORDINANCE TO ESTABLISH A \$15 SOLID WASTE FEE TO COVER AS  
CHARGED BY ROBERTSON COUNTY LANDFILL FOR MATTRESSES**

**WHEREAS**, the City of Millersville (the City) operates a Solid Waste operation that collects bulk items for it's citizens, and

**WHEREAS**, the City transports those items to the Robertson County Landfill to dispose of them, and

**WHEREAS**, the Robertson County Landfill will implement a fee on July 1, 2025 to charge \$15 per mattress, which the City will have to pay, and

**WHEREAS**, the City cannot absorb this cost, and desires to pass the cost for this service on to only those citizens who use it;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee that the \$15 disposal fee for mattresses will be charged to the residents to cover this increased cost we pay to the Robertson County Landfill.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025

First Reading: \_\_June 30, 2025\_\_\_\_\_

Second Reading: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Judy Florendo, City Recorder

**Natelli Communities submits a Final Development Plan for Phases 3 and 4 of Bethel Ridge, with 97 proposed Single Family Detached Homes on property identified on Sumner County Tax Map 126 as parcel 079.00**

Bethel Ridge is a Planned Unit Development (PUD), which involves a master planning process. As part of the PUD process, a Preliminary Development Plan is approved. Following that, the Final Development Plan must be reviewed by the Millersville Planning Commission and reviewed and approved by the Millersville City Commission. The Millersville Planning Commission reviewed the Preliminary Development Plan for Bethel Ridge at its August 2021 meeting.

The applicant is submitting a Final Development Plan for Phases 3 and 4 of the PUD. Phases 3 and 4 have a proposed 93 single family detached lots. A final plat will need to be submitted to create the lots. Phases 3 and 4 are currently identified on Sumner County Tax Map 126 as Parcel 079.00.



*Figure 1 – Tennessee Property Viewer Sumner County Tax Map 126, Parcel 079.00*

The subject property is zoned SR-2 Planned Development.

Phases 3 and 4 contain a centralized mail kiosk, 5 detention ponds, and 4 new proposed streets.

## Planning Notes

The Planning Commission considered the Final Development Plan at its June 10, 2025 meeting and found the Final Development Plan for Phases 3 and 4 to be complete and in compliance with the Preliminary Development Plan. With regards to Section 12.2.5.2 of the Zoning Ordinance, the Developer will continue with the current architectural program in place for the community. Existing vegetation will be maintained to provide buffers and will be supplemented where needed with landscaping to meet the buffer requirements.

If the Final Development Plan is approved by the City Commission, the owner has two years to submit a Subdivision Plat for Phases 3 and 4.

#### 8.8.4.2.C | FINAL DEVELOPMENT PLAN PROCEDURE AFTER PLANNING COMMISSION REVIEW

A. If the Planning Commission finds that the Final Development Plan is in substantial compliance and conformity with the approved Preliminary Development Plan and all other City regulations, then the Planning Commission shall so report to the Millersville

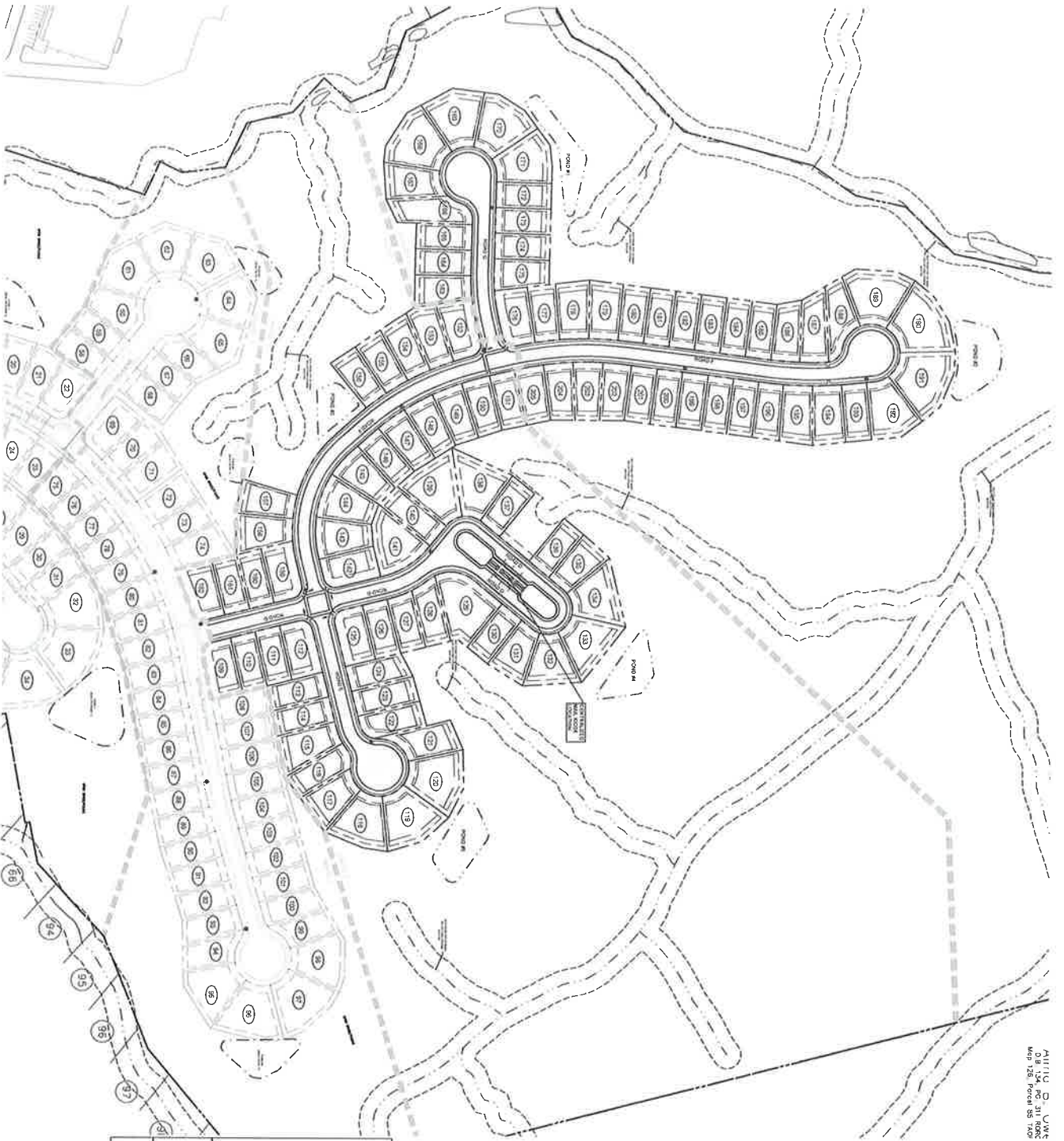
City Commission. If the Final Development Plan is found not to be in conformity with the approved Preliminary Development Plan or other City regulations, the Planning Commission shall inform the applicant with regard to specific areas found not to be in compliance. The applicant may resubmit the Final Development Plan with changes to those areas found not to be in compliance.

B. Within thirty (30) days of receipt of the Planning Commission's report, the Millersville City Commission shall review and act upon the Final Development Plan. The Millersville City Commission may accept the report of the Planning Commission or may conduct its own review of the Final Development Plan. Approval or denial shall be in the form of a resolution.

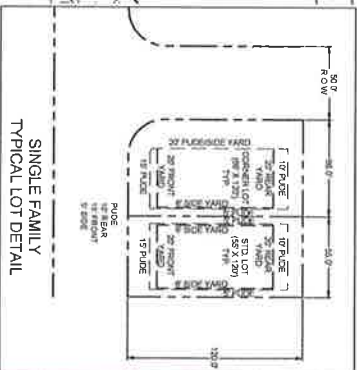
Millersville City Commission action

Per the Millersville Zoning Ordinance, the Millersville City Commission has thirty days to review and act upon the Final Development Plan. The Millersville City Commission may accept the report of the Planning Commission or may conduct its own review of the Final Development Plan. Approval or denial shall be in the form of a resolution.





ATTN: D. V. J. W. 0.8 1.34 PC 31 800C Map 128, Parcel SS 1107



SINGLE FAMILY  
TYPICAL LOT DETAIL



# BETHEL RIDGE PHASES 3 & 4

FOR

## NATELLI COMMUNITIES



Nashville - Murfreesboro - Chattanooga  
ragsansmith.com

RaganSmith



Overall Layout

C1.0

Project No.  
20204



