

**Millersville Board of Commissioners  
Work Session Agenda**

**Monday, May 7, 2018 at 5:00 P.M.  
At City Hall**

1. Call to Order.
2. Discussion on **Ordinance 18-693**, rezone 2044 Wilson Lane (Robertson Co. Map 125, Parcel 226.00) from R-1 and C-3 to R-5 and C-3. (Scheduled for Public Hearing & 2<sup>nd</sup> Reading 5/15/18.)
3. Discussion on **Ordinance 18-694**, calling a municipal election for two City Commissioners on November 6, 2018. (Scheduled for 1<sup>st</sup> Reading 5/15/18.)
4. Review job description for Building Inspector position.
5. Discuss procedure for taking Code complaints.
6. Discussion with MTAS Consultant regarding City Manager search.
7. Update on City Projects.
8. General Discussion.
9. Adjournment.

**CITY OF MILLERSVILLE, TENNESSEE**

**ORDINANCE 18-693**

**AN ORDINANCE TO REZONE 2044 WILSON LANE, ROBERTSON COUNTY MAP 125 PARCEL 226.00, FROM RESIDENTIAL R-1 AND COMMERCIAL C-3 TO RESIDENTIAL R-5 AND COMMERCIAL C-3; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, a single parcel of land, identified as Robertson County Map 125 Parcel 226.00, is currently zoned a mixture of Residential District R-1 and Commercial District C-3; and

**WHEREAS**, the owner of this parcel requests the City rezone certain portions of this property to Residential R-5 and Commercial C-3; and

**WHEREAS**, the proposed zoning designations are complimentary to other zoning designations in the vicinity; and

**WHEREAS**, it is in the City of Millersville's best interest to rezone this particular parcel to allow for the highest and best use; and

**WHEREAS**, the Planning Commission voted by majority to recommend to the City Commission the rezoning of this parcel to Residential R-5 and Commercial C-3 on October 10, 2017.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee, that:

The single parcel within the City of Millersville, Tennessee specifically identified by 2044 Wilson Lane, Robertson County Map 125 Parcel 226.00 is hereby rezoned from Residential R-1 and Commercial C-3 to Residential R-5 and Commercial C-3. (Legal Descriptions of each respective portion of the parcel attached hereto as part of the Ordinance)

**SECTION 2.** All Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

**SECTION 3.** This Ordinance shall become effective immediately upon passage, the public welfare requiring it.

Passed First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

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

BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Timothy F. Lassiter, Mayor

Attest:

By: \_\_\_\_\_  
Holly L. Murphy, City Recorder

Approved as to form and legality:

By: \_\_\_\_\_  
Robert G. Wheeler, Jr., City Attorney



## City of Millersville Development Services

### Summary & Recommendation

**Date:** April 17, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Rezoning of 2044 Wilson Lane from (RC Map 125 Parcel 226.00) from C-3 & R-1 to C-3 and R-5.

**Background:** The Applicant is requesting to rezone the subject parcel from a mixture of Commercial C-3 and Residential R-1 to a mixture of Commercial C-3 and Residential R-5. The subject parcel is located between Wilson Lane and Cycle Lane. The applicant is proposing to divide the zoning of the 1.28 acre parcel with 0.35 ac +/- abutting Wilson Lane as R-5 and the remaining 0.94 +/- fronting Cycle Lane as C-3.

The parcel is located in both Robertson and Sumner Counties. The parcel was divided into 2 Zoning Districts in 1999 when the City approved the Official Zoning Map. The line separating the two Zoning Districts appears to follow the County Line. This parcel lies in the vicinity that transitions from Commercial and Light Industrial & General Office Districts to the large lot Residential R-1 District. Please note that there are non-conforming, but allowed, residential uses on several of the Commercial zoned parcels in the area. The easterly abutting 1 ac parcel was rezoned to R-3 in 2013. With the exception of the White House Utility District's water tanks directly across Wilson Lane from the subject parcel, most of the parcels south of Wilson Lane are both zoned and utilized as Residential with nearly all parcels greater than 5 acres (R-1) each.

**Attachments:** Area Map with current Zoning Designations  
Parcel Map with proposed Zoning Designations

**Public Notice Sign Posted:** Yes

**Recommendation:** Approval by the City Commission to rezone portions of this parcel to Residential R-5 and Commercial C-3.

**Conditions, if any:** None



### **Legal Descriptions for portions of RC Map 125 Parcel 226.00**

These descriptions were prepared solely for the purposes for re-zoning and are based on the J.W. Nash Subdivision, dated June 06, 1999, of record in Plat Book 11, Page 46 in the Register's Office of Robertson County, Tennessee. No surveying was conducted in the preparation of the descriptions and these descriptions should not be relied upon for property conveyance.

#### **Augustino Lot 2 Portion 2A (Cycle Lane), Proposed Commercial C-3 Zoning**

Being a portion of Lot 2 of the J.W. Nash Subdivision of Robertson County, Tennessee, conveyed to Bridgett Augustino by deed of record in Record Book 1652, Page 296, in the Register's office of Robertson County Tennessee, and being more particular described as follows:

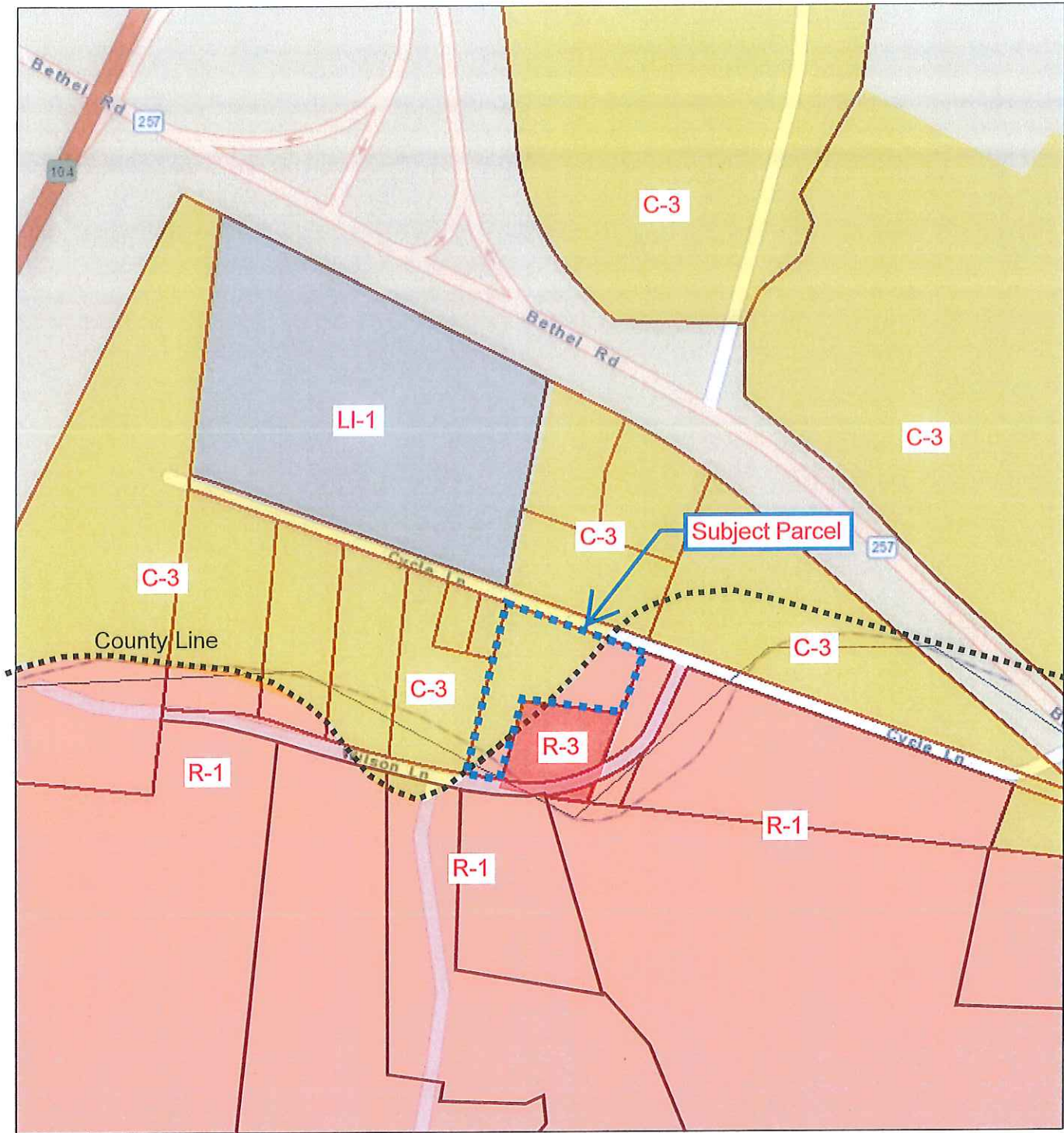
BEGINNING at the northwest corner of Lot 2 of the J.W. Nash Subdivision, of which the herein described property is a portion of and reported as an iron pin on the subdivision plat, and being in the south line of Cycle Lane; runs thence with Cycle Lane South 69 Degrees 53 Minutes 35 Seconds East, 311.39 Feet to the northeast corner of Lot 2, reported as an iron pin on subdivision plat; thence with the east line of Lot 2 South 21 Degrees 35 Minutes 30 Seconds West, 99.04 Feet to a fence post as reported on the subdivision plat; thence North 84 Degrees 17 Minutes 59 Seconds West, passing through an eastern corner of Lot 2, reported as a fence post, for a total distance of 295.46 Feet to the west line of Lot 2; thence with the west line of Lot 2 North 12 Degrees 37 Minutes 34 Seconds East, 174.00 Feet to the Point of Beginning and containing **0.94 acres more or less**, as described by Ryan W. Beasley, Tennessee Registered Land Surveyor 2821, of L.I. Smith and Associates, 1100 Lebanon Pike, Suite 105, Nashville, TN 37211, on March 30, 2018. Record bearings are based upon the plat of record in Plat Book 11, Page 46.

#### **Augustino Lot 2 Portion 2B (Wilson Lane), Proposed Residential R-5 Zoning**

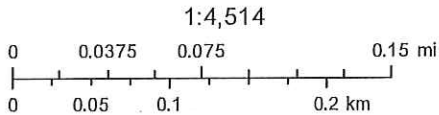
Being a portion of Lot 2 of the J.W. Nash Subdivision of Robertson County, Tennessee, conveyed to Bridgett Augustino by deed of record in Record Book 1652, Page 296, in the Register's office of Robertson County Tennessee, and being more particular described as follows:

BEGINNING at the southwest corner of Lot 2 of the J.W. Nash Subdivision, of which the herein described property is a portion of and reported as a fence post on the subdivision plat, and being in the north line of Wilson Lane; runs thence with the east line of Lot 2 North 12 Degrees 37 Minutes 34 Seconds East, 169.04 Feet; thence leaving the west line of Lot 2 South 84 Degrees 17 Minutes 59 Seconds East, 92.01 Feet to an eastern corner of Lot 2, reported as a fence post on the subdivision plat; thence with the east line of Lot 2 South 15 Degrees 46 Minutes 01 Seconds West, 179.93 Feet to the southeast corner of Lot 2, reported as a fence post, in north line of Wilson Lane; thence with Wilson Lane North 77 Degrees 42 Minutes 15 Seconds West, 81.48 Feet to the Point of Beginning and containing **0.35 acres more or less**, as described by Ryan W. Beasley, Tennessee Registered Land Surveyor 2821, of L.I. Smith and Associates, 1100 Lebanon Pike, Suite 105, Nashville, TN 37211, on March 30, 2018. Record bearings are based upon the J.W. Nash Subdivision of record in Plat Book 11, Page 46.

Robertson County - Parcel: 125 226.00



2017 Cycle Lane & Wilson Lane Area Zoning Designations



TN Comptroller - OLG  
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



## DATE: FEBRUARY 11, 2016



- GENERAL NOTES:**
1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED USING GPS EQUIPMENT AND THE TIDOT GNSS REFERENCE NETWORK.
  2. ELEVATIONS ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM NAVD83. CONTOUR INTERVAL: 1 FOOT.
  3. THE SURVEYOR WAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, FLAGGED MARKS, PUBLIC RECORDS, INFORMATION FROM CONTRACTOR, AND/OR MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ARE CORRECT. THE SURVEYOR MAKES NO GUARANTEE THAT THE AREA, WHETHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A DETAILED VERIFICATION OF LOCATION AND DEPTH SHOULD BE MADE PRIOR TO CONSTRUCTION.
  4. THIS TOPOGRAPHIC SURVEY MEETS THE MINIMUM REQUIREMENTS AS DESCRIBED IN CHAPTER 0620-03-07 FOR THE TENNESSEE BOARD OF SURVEYING FOR LAND SURVEYORS.
  5. THIS IS NOT A NEW BOUNDARY SURVEY. TAKEN FROM A FINAL PLAT LOT 2, J. W. NASH SUBDIVISION OF RECORD IN PLAT BOOK 11, PAGE 295, REGISTERS OFFICE, SUMNER COUNTY, TENNESSEE. ALL MATTERS ON FINAL PLAT SHALL APPLY.
  6. BEARINGS WERE RATED TO STATE PLANE NAD83.
  7. AN EASEMENT TO WATER HOUSE UTILITY DISTRICT CAN NOT BE LOCATED BY THE CURRENT DEED DESCRIPTION OF RECORD IN DEED BOOK 127, PAGE 295, R.O.R. 5-1.

P.O. BOX 941  
WHITE HOUSE, TENNESSEE 37188  
PH: (615) 672-4342

**CITY OF MILLERSVILLE, TENNESSEE**

**ORDINANCE 18-694**

**AN ORDINANCE TO PROVIDE FOR THE ELECTION OF TWO (2)  
CITY COMMISSIONERS.**

**BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee as follows:

**SECTION 1.** Pursuant to the provision of T.C.A. 6-20-105, the Board of Commissioners of the City of Millersville, Tennessee, does hereby direct the calling of a municipal election to elect two Commissioners to serve four-year terms of office. The election shall be conducted on the 6<sup>th</sup> day of November, 2018.

**SECTION 2.** The election shall be conducted in compliance with the election laws of the State of Tennessee and under the direction and supervision of the Sumner County and Robertson County Election Commissions.

**SECTION 3.** The City Manager is hereby directed and authorized to provide appropriate assistance and facilities to the Election Commissions for the conduct of the election. The City Manager is further authorized to expend such funds, as are necessary and proper, to pay the cost of the election in accordance with the budgetary allocation therefore.

**SECTION 4.** This ordinance shall become effective upon the date of its final passage, the public welfare requiring it.

Passed First Reading: \_\_\_\_\_

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

**BOARD OF COMMISSIONERS**

**By:** \_\_\_\_\_  
Timothy F. Lassiter, Mayor

**ATTEST:**

**By:** \_\_\_\_\_  
Holly L. Murphy, City Recorder



November General/City Elections  
Tuesday, November 6, 2018

1<sup>st</sup> Day to Pick-Up Petitions---May 18, 2018

Qualifying Deadline---August 16, 2018-**NOON**

Withdrawal Deadline---August 23, 2018-**NOON**

Last Day to Register to Vote---October 9, 2018

1<sup>st</sup> Day to Request Absentee Ballot---August 8, 2018

Last Day to Request Absentee Ballot---October 30, 2018

Early Voting---October 17<sup>th</sup> thru November 1<sup>st</sup>

City Elections

Qualifying Deadline is **NOON**, August 16, 2018

Cities----Adams, Cedar Hill, Coopertown, Cross Plains,  
Millersville, Orlinda, Portland, Ridgetop, Springfield  
White House

Robertson County Election Commission  
513 South Brown St.  
Springfield, TN 37172  
Phone: 615-384-5592 /Fax: 615-382-3122  
Email: [robertson.commission@tn.gov](mailto:robertson.commission@tn.gov)