

MINUTES

June 8, 2021

The Winchester City Council met in regular session Tuesday, June 8, 2021 at 5:00 p.m.

Present and participating were: Mayor Terry Harrell presiding; Beth Rhoton, City Administrator; Teena Waggoner, City Recorder; various Department Heads; news media; and the following Council Members:

Present: Councilman Gene Snead
Councilman LZ Johnson
Councilman Steve Cagley
Councilman Bruce Spencer
Councilman William Womack

Absent: None

Mayor Harrell called the meeting to order with a prayer by Councilman LZ Johnson and Pledge of Allegiance lead by Fire Chief Gary Greeson.

The meeting began with a Public Hearing on Ordinance #1034, an ordinance of the City of Winchester, Tennessee amending appropriations Ordinance #1024 for the Fiscal Year Ending June 30, 2021. No one spoke for or against this ordinance.

Next, a Public Hearing was held for Ordinance #1035, an ordinance of the City of Winchester, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2021 and ending June 30, 2022. No one spoke for or against this ordinance.

In the next order of business, a Public Hearing was held for Ordinance #1036, an ordinance amending Ordinance #506 known as the Zoning Ordinance of Winchester, Tennessee to rezone property on Lynchburg Road to C-2, Highway Service Commercial District from the current Zoning of R3-A, High Density Residential Alternative District.

The following citizens spoke against the Zoning Ordinance #1036:

1. Emily Watson, 90 Anderton Drive, Winchester, TN 37398
2. Gregory Spolverino, 310 River Watch Way, Winchester, TN 37398
3. Mark Willenberg, 102 Anderton Drive, Winchester, TN 37398
4. Bella Wilkinson, 76 Anderton Drive, Winchester TN 37398

The comments and concerns of the above referenced Twin Creeks residents included not wanting to live in close proximity to the proposed convenience market with fuel (or any commercial establishment). Ms. Watson said that the developers

promised the area would remain a green space. According to these residents, the business could cause the following: invasion of the residence's privacy, cause possible safety concerns due to high traffic volumes, smelling fuel vapors and/or fuel spills from the fuel pumps, additional noise, more lights and people having access to the gated community. Another concern was the possibility of this commercial building becoming a different type of business in future years.

The following citizens spoke for the Zoning Ordinance #1036:

1. Jeff Kinney, Twin Creeks Developer
2. Debbie Ragsdale, 125 Dry Fork Drive, Winchester TN 37398
3. Tracy Temples, 171 Cypress Point Drive, Winchester TN 37398
4. Mary Jo Nash, 94 Dry Fork Drive, Winchester TN 37398
5. Sherry Hyatt, 97 Wakeboard Way, Winchester TN 37398

Mr. Kinney, a Twin Creeks Developer, spoke to attempt to ease some of the residents' concerns. He mentioned that all the developers are very protective of the resort and very sensitive to what is put in the development. He said this Company Store will be designed to look more like a home. He went on to say that the development has very strict restrictive covenants and this business will continue to be a company store unless the Homeowners Association votes otherwise. The highway will be widened to a three-lane highway for safety reasons. Lighting will be restricted so that they will not shine toward the homes. A retainer wall and vegetation will be planted so that the homes will not be seen, and fencing will be erected so that customers will not be able to enter the gated community. For the record, the three residents listed above that were for the rezone, were not for fuel pumps.

Mayor Harrell closed the Public Hearing and continued the Council Meeting with Unfinished Business. Councilman Womack made a motion to approve the May 11, 2021 Council Minutes. Councilman Spencer seconded the motion and the motion passed with all members voting favorably.

In the next order of business, Councilman Spencer made a motion to approve the second reading of Ordinance #1034, an ordinance of the City of Winchester, Tennessee amending Appropriations Ordinance #1024 for the Fiscal Year Ending June 30, 2021. Councilman Cagley seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilman Snead
Councilman Johnson
Councilman Cagley

Councilman Spencer
Councilman Womack

Nays: None

Next, Councilman Johnson made a motion to approve the second reading of Ordinance #1035, an ordinance of the City of Winchester, Tennessee adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022. Councilman Spencer seconded the motion and the ordinance passed with the following roll call vote:

Ayes: Councilman Snead
Councilman Johnson
Councilman Cagley
Councilman Spencer
Councilman Womack

Nays: None

Next, Councilman Womack made a motion to approve the second reading of Ordinance #1036, an ordinance amending Ordinance #506, known as the Zoning Ordinance of Winchester, TN to rezone property on Lynchburg Road to C-2, Highway Service Commercial District from the current Zoning of R3-A, High Density Residential Alternative District. Councilman Johnson seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilman Johnson
Councilman Cagley
Councilman Spencer
Councilman Womack

Nays: None

Abstain: Councilman Snead

In the only item of new business, City Administrator Beth Rhoton asked the Council to amend the budget to include the purchase of property on Second Ave SE (Sisk Cleaners) in the amount of \$50,000.00 and \$7,970.00 for the Phase II Environmental that came back satisfactory. Councilman Spencer made a motion to approve the above-mentioned budget amendment, Councilman Cagley seconded the motion and all members voted in favor of the motion.

Under Communications, City Administrator Beth Rhoton reminded everyone about the Fireworks Display on July 4th at the Winchester City Park. Mayor Harrell thanked everyone that was present at the meeting.

With no further business to come before the Board, Councilman Johnson made a motion to adjourn the Council meeting, Councilman Wornack seconded the motion and all members voted in favor of the motion.

By:


Terry Harrell, Mayor

Attest:


Beth Rhoton, City Administrator

Minutes taken by Teena Waggoner, City Recorder
June 8, 2021