

A MEETING OF THE BOARD OF  
COMMISSIONERS OF THE CITY OF  
SODDY-DAISY, TENNESSEE WAS HELD  
ON THURSDAY, NOVEMBER 17, 2022 AT 7:00 P.M.

INVOCATION BY: JACKIE PENNEY

MEETING CALLED TO ORDER BY:  
MAYOR NUNLEY

MEMBERS PRESENT:  
MAYOR NUNLEY  
VICE-MAYOR COTHRAN  
COMMISSIONER COLEMAN  
COMMISSIONER EVERETT  
COMMISSIONER SHIPLEY  
CITY MANAGER JOHNSON  
CITY ATTORNEY ELLIOTT  
ASSISTANT RECORDER DOLBERRY

The minutes of the regular meeting held November 3, 2022 were approved as presented.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING  
FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3 APARTMENT-  
TOWNHOUSE DISTRICT A TRACT OF LAND LOCATED AT 6529 OLD DAYTON  
PIKE. PUBLIC HEARING AND FIRST READING.**

Chairman Nunley noted that the Planning Commission had recommended approval of the rezoning request.

1<sup>st</sup> - Commissioner Shipley  
2<sup>nd</sup> - Vice-Mayor Cothran

Scott Chambers, 410 Pitts Road, said that he and his son recently received a notice regarding the rezoning, but could not attend tonight's meeting. He said his son recently purchased the property located at 405 Pitts Road which adjoins 6529 Old Dayton Pike. He said he is concerned with

what is being proposed as his son hunts on the property as well as additional traffic being added to Old Dayton Pike. Russell Morris, 4434 East Brookfield Drive, Nashville, Tennessee and developer of the property said that he was not sure that a traffic study would be required. He said the development will not be near the top of the ridge. Mr. Morris stated they are proposing 240 apartments. He said the site will require grading work with a retaining wall at the front and rear of the property. He said he is not sure about Mr. Chambers' son hunting on the property or that it is safe to hunt in the area now. Mr. Morris said the complex may be moved closer to Old Dayton Pike to allow for parking requirements to be met. Mayor Nunley asked Mr. Morris if he would stay and speak to the residents after the meeting to address their concerns. Mr. Morris said he would. Mayor Nunley said that the complex will only impact approximately a quarter mile of Old Dayton Pike. Mayor Nunley said that most residents of an apartment complex do not come and go at the same time, like a school or industrial business would. Mr. Chambers expressed his concern with the condition of Old Dayton Pike and the amount of traffic already created by the Canyons Subdivision. City Manager Johnson said that the City of Soddy-Daisy will be resurfacing our portion of Old Dayton Pike.

Ayes - Unanimous

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM A-1 AGRICULTURAL DISTRICT TO R-3 APARTMENT-TOWNHOUSE DISTRICT A TRACT OF LAND LOCATED AT 6545 OLD DAYTON PIKE. PUBLIC HEARING AND FIRST READING.**

Mayor Nunley noted that this parcel is adjacent to 6529 Old Dayton Pike and will be part of the same development. Vice-Mayor Cothran stated that the Planning Commission has recommended approval of the request. Russell Morris stated that this parcel is 4 acres in size and

the other parcel is 21 acres.

- 1<sup>st</sup> - Vice-Chairman Cothran
- 2<sup>nd</sup> - Commissioner Coleman
- Ayes - Unanimous

Citizen's Participation:

Pam Glaser, 209 Lloyd Springs Road and Regional Planning Agency (RPA) Planner, stated that the RPA has hired consultants to review the areas of North Hamilton County.

Area 8 includes Soddy-Daisy, Lakesite, Bakewell, Sale Creek, etc. to address infrastructure and land use. She said that the study will kickoff in January. She thanked Mayor Nunley and Vice-Mayor Cothran for their accomplishments. She said the Gulf was one of the highlights of her planning career. She also said that it is great to see the City and non-profits working together. She said she had asked several non-profits in the City to attend tonight's meeting and update the Commission on their accomplishments.

Cindi Sanden, 10773 Loop Road and Keep Soddy-Daisy Beautiful, expressed her thanks to Mayor Nunley and Vice-Mayor Cothran for their service to the City. She congratulated incoming Commissioner Penney and Commissioner Keith. She said that she is the President-Elect for the North Hamilton Chamber of Commerce. She said they will help with the development of McDonald's Farm. She said they are working to create a coalition of organizations to assist Soddy-Daisy and Hamilton County. She said together they hope to preserve small town life while embracing the inevitable growth and change.

Jim Stewart, Emerald Bay Drive, thanked Mayor Nunley and Vice-Mayor Cothran for helping to make developing Keep Soddy-Daisy Beautiful a terrific experience. He invited the new commissioners to get involved as well. He said he is excited about RPA's planning of the

McDonald's Farm.

William Shadwick, 548B O'Sage Drive and the Good Ole Days Museum said that Pioneer Days at Poe's Tavern went well. He said the building that houses the Museum is currently for sale and he hopes to have a new building for the museum, library and the senior center in the near future. He thanked the Board for the use of the Poe's Tavern Area for Pioneer Days. He invited everyone to visit the museum which will remain open until December 17<sup>th</sup>. He said there will be a Christmas Party on the 17<sup>th</sup> as well.

City Attorney Elliott asked if the History Fair would be held at the Soddy-Daisy High School. Mr. Shadwick said that it is scheduled for the third Saturday in January (January 21<sup>st</sup>).

Mayor Nunley stated that this area is growing. Commissioner Shipley said that hundreds of homes are being built just on the edge of the City Limits.

City Manager Johnson said that he has been working on a TEMA grant for 215 Pine Street. He requested approval for the Mayor to sign the letter of approval giving the City Manager authorization to sign on behalf of the Mayor to expedite the monies for Mrs. Hayes.

Mayor Nunley said that the house had flooded and was declared unlivable. He further stated that the homeowner had moved out of the house over a year ago.

1<sup>st</sup> - Vice-Mayor Cothran  
2<sup>nd</sup> - Commissioner Shipley  
Ayes - Unanimous

Vice-Mayor Cothran announced the Christmas Parade scheduled for the first Sunday in December at 2:00 p.m. He expressed his appreciation for Cindi and Nate Sanden and all their assistance with the Vietnam Veterans Association. He stated that he and Mayor Nunley are not going anywhere and will continue to work for the community. He thanked everyone for their

nice comments.

Commissioner Coleman said that new donation boxes for the Christmas for Kids donations will be placed around the City starting tomorrow.

Commissioner Shipley said that the Christmas in the Park will be postponed one more year. He said the schools had no interest in participating this year due to the number of students and faculty experiencing illness this season.

Commissioner Shipley asked for the Commission to consider purchasing the vacant Family Dollar Building if it's not already sold and moving the Police Department into it in lieu of adding a new City Hall to the south of the current municipal building and renovate the existing building. He asked the Commission to consider how long it may be before the new building is outgrown. He expressed his appreciation to Mayor Nunley and Vice-Mayor Cothran for their service to the City.

Commissioner Everett reiterated his appreciation to the volunteers in the Community. He said it is a joy to see everyone working together. He said that the Mayor, Vice-Mayor and Commissioner Coleman served the City long before becoming commissioners. They all serve out of love for their fellow man.

Mayor Nunley expressed his appreciation for all the kind words. He said that he had assisted Tennessee Wildlife with the release of 400 rainbow trout at the Gulf earlier today.

Vice-Mayor Cothran thanked the Board, City Manager Johnson and Public Works Director Grant for the new concession stand at the South Park.

Mayor Nunley said there have been numerous park improvements and all look great.

Adjourned 7:42 p.m.

Mayor Nunley reconvened the meeting at 7:45 p.m. Autumn Friday, Hamilton County Engineering, requested approval of the Mayor's signature on the Hamilton County TDEC permit. She said each municipality in Hamilton County must apply for the permit with each jurisdiction signing the request. She said the new interlocal agreement is the same as the previous and will expire in 2027. She said City Attorney Elliott has reviewed the agreement.

1<sup>st</sup> - Vice-Mayor Cothran  
2<sup>nd</sup> - Commissioner Everett  
Ayes - Unanimous

Adjourned 7:48 p.m.

Recorder Burt Johnson