

**MINUTES**  
**CITY COUNCIL MEETING**  
**MAY 1, 2007**

The Jackson, Tennessee City Council met for their regular monthly meeting on Tuesday, May 1, 2007, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Charles Farmer and Council members John Bannister; Charles "Pepper" Bray; Ernest Brooks, II; Harvey Buchanan; David Cisco; Johnny Dodd; Maurice Hays; Frank Neudecker and Charles Rahm present. Also present was Toni Ross, recorder of the minutes.

Council member Frank Neudecker gave the invocation and led the audience in the pledge of allegiance to the flag.

The minutes of the April 3, 2007 meeting were approved and signed.

**SECOND READINGS:**

On the motion of Council member Hays, seconded by Council member Cisco, unanimous approval was given to an Ordinance to annex and an Ordinance to zone an area referred to as "H & H Annexation Area," generally located on the south side of Perry Switch Road, just west of Woods Edge Drive, comprising a total of 42.64 acres, more or less. The proposed zoning for this annexation area is RS-1/FH (Single Family Residential/Special Flood Hazard) District.

On the motion of Council member Hays, seconded by Council member Brooks, unanimous approval was given to an Ordinance to annex and an Ordinance to zone an area referred to as "Harts Creek Annexation Area," generally located on the south side of Harts Bridge Road, just east of Roxy Cove, comprising a total of 22.25 acres, more or less. The proposed zoning for this annexation area is RS-1/FH (Single Family Residential/Special Flood Hazard) District.

On the motion of Council member Bannister, seconded by Council member Brooks, an Ordinance to amend to the text of the Official Zoning Ordinance, Article V, Specific District Regulations, Section 12. SC-1 (Planned Unit Commercial Development) District, E. Height Regulations, was approved 8-1, with Council member Neudecker voting nay.

At the request of the petitioner, R. Joel McAlexander, the Ordinance to zone property located on the west side of Wallace Road, just south of Old Hickory Boulevard

from a RS-1 (Single Family Residential) District to an O (Office) District and containing 1.8 acres more or less, was tabled as there is a sale of the property pending and the rezoning may not be necessary.

On the motion of Council member Bray, seconded by Council member Cisco, unanimous approval was given to an Ordinance to zone property located on the east side of Country Club Lane, just north of Vann Drive from an RG-1/FH (General Residential/Special Flood Hazard) District to an RG-2/PRD/FH (General Residential/Planned Residential Development/Special Flood Hazard) District and containing 4.02 acres, more or less, submitted by Danny Cole.

On the motion of Council member Rahm, seconded by Council member Buchanan, unanimous approval was given to an Ordinance to rezone property located at the southeast quadrant of Campbell Street and Ridgecrest Road from an RS-1 (Single Family Residential) and A-O (Agriculture Open Land) District to an SC-1 (Planned Unit Commercial Development) District and containing 21.3 acres, more or less, submitted by Laura A. Williams.

On the motion of Council member Buchanan, seconded by Council member Cisco, unanimous approval was given to an Ordinance to amend the Official Code of the City of Jackson Relative to Title 7, Chapter 2 Fire Prevention Code.

**NEW BUSINESS:**

Dave Ralston with Jackson Housing Authority's Community Development office was present and answered questions from City Council members regarding the amendment to the 2006-2007 Annual Action Plan and the proposed 2007-2008 Annual Action Plan.

On the motion of Council member Brooks, seconded by Council member, the Resolution approving a substantial amendment to the Jackson Community Development 2006-2007 Annual Action Plan Program was approved 8-1, with Council member Neudecker voting nay.

At the request of Mayor Farmer, Winston Henning with Jackson Housing Authority gave a summary of the uses to date for the money recovered from the 2003 tornados and the plans for locations of the former Merry Lane and Parkview Courts.

On the motion of Council member Buchanan, seconded by Council member Dodd, the Resolution approving the Jackson Community Development 2007-2008

Annual Action Plan Program was approved 8-1, with Council member Neudecker voting nay.

On the motion of Council member Buchanan, seconded by Council member Brooks, unanimous approval was given to the Resolution to memorialize Elder A. Z. Hall, II, by designating portions of Lexington Avenue, Whitehall Avenue, Taylor Street and Hays Avenue as "A. Z. Hall, II Circle," submitted by Pacers, Inc.

On the motion of Council member Cisco, seconded by Council member Buchanan, unanimous approval was given the acceptance of streets in Wyndchase Subdivision Sections VIII & IX.

On the motion of Council member Rahm, seconded by Council member Bray, unanimous approval was given to the following contracts:

- Office Depot for office supplies.
- Arrow Paving Company for cold mix at \$65 per ton delivered and \$60 per ton picked up.
- North American Salt Company for rock salt at \$47.52 per ton.
- Rocky Point Rock Quarry for gabion at \$15 per ton.
- Teague Transports for 33C at \$11.85 per ton.
- Rocky Point Rock Quarry for rip rap at \$15.50 per ton.

On the motion of Council member Cisco, seconded by Council member Hays, unanimous approval was given to a contract with Universal Contractors, LLC in the amount of \$61,900, plus \$38 per linear foot of trail, if required, for the construction of a walking trail at North Park.

On the motion of Council member Rahm, seconded by Council member Dodd, the following board appointments were approved 8-1, with Council member Neudecker voting nay:

- Code Advisory/Appeals Board – Reappointment of Jimmy Anderson and Gary Taylor.

On the motion of Council member Bray, seconded by Council member Cisco, the payment of invoices over \$10,000 was approved 8-1, with Council member Neudecker voting nay.

Mayor Farmer asked Stan Pilant, Planning Director, to give an update on the development of the Westwood Gardens property. Mr. Pilant advised that in talking with

the developer the infrastructure for the proposed development plan was initially estimated at \$600,000 and was actually going to cost in excess of \$1 million dollars. Mr. Pilant said he thought the developers were exploring various changes to the original development plan and since the development plan and proposal was tied to zoning, that the project would have to come before the City Council for consideration if any changes were made to the original development plan. Council member Neudecker advised that the developers were still very interested in the project and had been in contact with the LANA group to keep them up-to-date on the development.

There being no further business, the meeting adjourned.

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CHARLES H. FARMER, MAYOR