Town of Walden
Special Called Meeting
Rezoning Application for 2315 Taft Hwy
March 11, 2025
6:30 PM

CALL TO ORDER OF THE PUBLIC HEARING ON ORDINANCE #2025-376, AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR THE TOWN OF WALDEN, TENNESSEE, TO ZONE PARCEL 052.00 OF HAMILTON COUNTY TAX MAP 098 FROM R-1 RESIDENTIAL TO TC-R TOWN CENTER RESIDENTIAL PURSUANT TO CERTAIN CONDITIONS

The public hearing was called to order by Mayor Lee Davis at 7:15 PM, and Mr. Bill Raines was given the opportunity to speak. Mr. Raines summarized the proposed town home development, which is necessitating the rezoning request. Mr. Raines noted that the request aligns with the Town of Walden's Land Use Plan. Mr. Colin Johnson also spoke, stressing that today's meeting is only to address whether or not the property at 2315 Taft Hwy should be rezoned to TC-R.

The floor was then opened for citizens to speak. Those who spoke against the rezoning primarily noted concerns regarding increased traffic, stormwater runoff, and wastewater management. Those who spoke in support of the rezoning cited their hopes for more accessible housing options on the mountain.

Speaking against the rezoning were: Gary Smith, Jeff Drum, Grace Mynatt, Tony Wheeler, Joe Davis, Sandy Koss, and Debbie Fizer.

Speaking for the rezoning were: Stephen Bush, Jean Trohanis, Sarah McKenzie, Mitchell Johnson, Ben Skidmore, Lloyd Turley, Allison Canon, and Jim Fields.

ADJOURNMENT OF THE PUBLIC HEARING

Mayor Lee Davis adjourned the public hearing.

CALL TO ORDER OF THE SPECIAL CALLED MEETING

The special called meeting of the Walden Board of Mayor and Aldermen (BMA) was called to order by Mayor Lee Davis. Several interested citizens were in attendance. The sign-in sheet is attached as an exhibit (Appendix A) to these minutes.

ROLL CALL

Town Administrator Mariah Prescott called the roll, noting the presence of Mayor Lee Davis, Vice Mayor Lizzy Schmidt, and Alderwoman Angela Cassidy. Town Attorney Sam Elliott was also present.

NEW BUSINESS

1. **PROPOSED ORDINANCE #2025-376, AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR THE TOWN OF WALDEN, TENNESSEE, TO ZONE PARCEL 052.00 OF HAMILTON COUNTY TAX MAP 098 FROM R-1 RESIDENTIAL TO TC-R TOWN CENTER RESIDENTIAL PURSUANT TO CERTAIN CONDITIONS AS RECOMMENDED FROM THE WALDEN PLANNING COMMISSION WITH A 4-TO-3 VOTE**

Mayor Lee Davis opened the discussion regarding the proposed rezoning, asking first for Town Attorney Sam Elliott to summarize the options before the Board of Mayor and Aldermen (BMA). Attorney Elliott noted the following options: approve the rezoning, deny the rezoning, or return the issue to the Walden Planning Commission (WPC).

Mayor Lee Davis stated that he supports the rezoning of 2315 Taft Hwy because it matches the Walden Land Use Plan. Mayor Davis also gives great weight to the WPC's recommendation.

Alderwoman Angela Cassidy noted numerous environmental concerns, including WWTA issues. Alderwoman Cassidy also wants a detailed TDOT analysis. She noted that TCA empowers the BMA to address zoning, design, structural and environmental issues for any new development. In closing, Alderwoman Cassidy noted that the town had received 91 communications against the rezoning and 25 communications in favor of it.

Mayor Lee Davis stressed that rezoning was the only issue before the BMA today, and specific planning details would be addressed at a later time.

Vice Mayor Lizzy Schmidt also stated her support for the rezoning based on Walden's Land Use Plan.

MAYOR LEE DAVIS MOVED TO APPROVE THE REZONING OF 2315 TAFT HWY FROM R-1 TO TC-R, SECONDED BY VICE MAYOR LIZZY SCHMIDT, AND APPROVED BY THE BOARD OF MAYOR AND ALDERMEN WITH VOTING AS FOLLOWS:

Mayor Lee Davis – Aye

Vice Mayor Lizzy Schmidt – Aye

Alderwoman Angela Cassidy – Nay

COMMUNICATIONS FROM THE CITIZENS

ADJOURNMENT

Mayor Lee Davis adjourned the meeting.

Respectfully submitted:
Stacy Stewart, Town Recorder

Approved:
Mariah Prescott, Town Administrator

Approved:
Lee Davis, Mayor