



DATE: May 28, 2026
TO: Nolensville Historic Zoning Commission
FROM: Adam Ray, Town Planner
Brad Baumgartner, Planning Director
SUBJECT: Certificate of Appropriateness – Tax Map 056M A, Parcel 02900: Relocation of the existing Nolensville Cemetery archway sign at Nolensville Road & Clovercroft Road
APPLICANT: Neil Padden / Jonathan Williams (President of the Nolensville Cemetery)
DESCRIPTION: Map 56M A, Parcel 02900; Zoned CV & Historic District Overlay

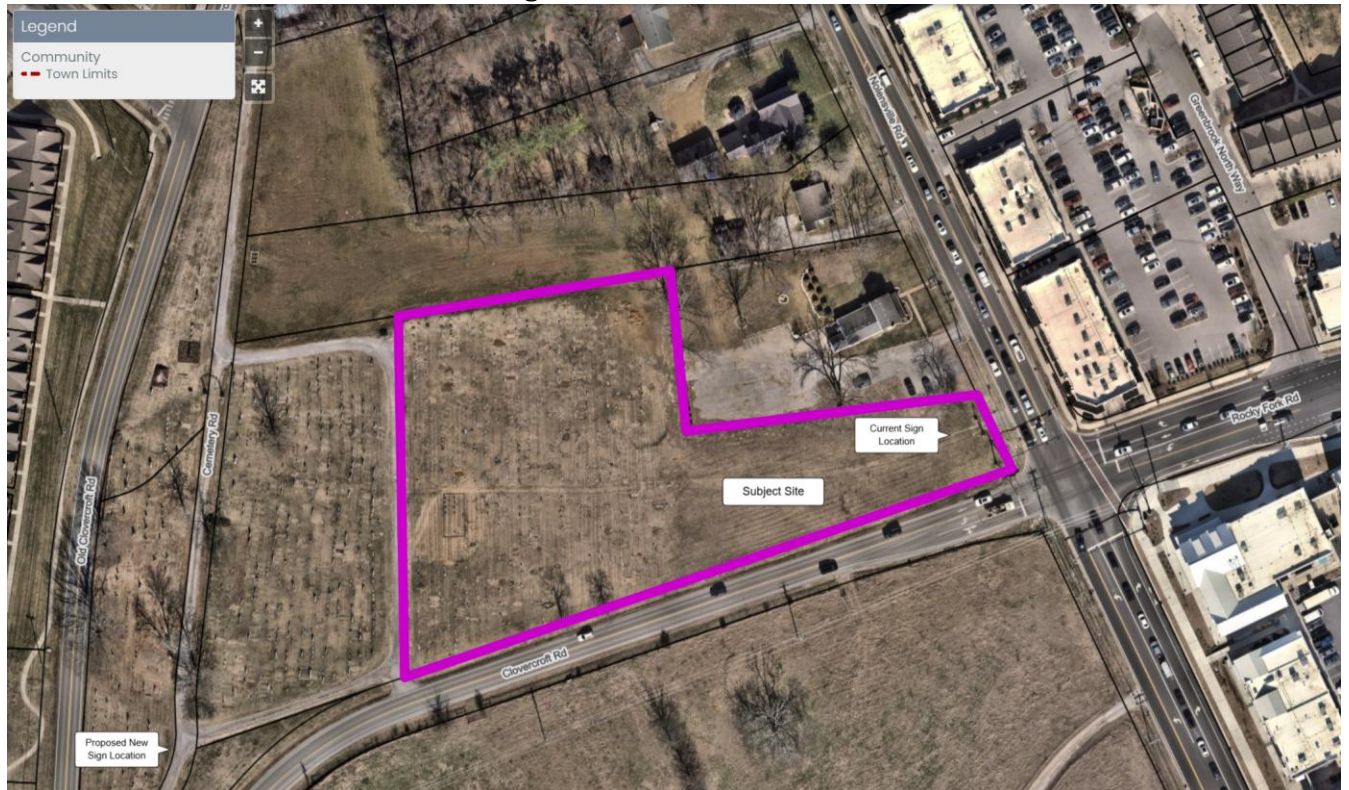
PURPOSE:

The purpose is to consider approval of a Certificate of Appropriateness for proposed relocation of the existing Nolensville Cemetery archway sign from the Nolensville Road & Clovercroft Road intersection to the existing southwest Nolensville Cemetery entrance on Old Clovercroft Road.

LOCATION:

The subject site is located at the northwest corner of the intersection of Nolensville Road, Clovercroft Road, and Rocky Fork Road across from the Greenbrook North development. The subject site is within the Historic District Overlay (see Figure 1: aerial photo.)

Figure 1. Aerial Photo



BACKGROUND:

The subject property reference as Tax Map 056M A, Parcel 2900 lies at the northwest corner of the Nolensville Road, Clovercroft Road, and Rocky Fork Road intersection. The parcel currently features an undeveloped section of grass at this intersection which features one of the two Nolensville Cemetery gateway arch signs. These signs feature brick support bases and a black metal arch with lattice work on the sides and “Nolensville Cemetery” in individual letters featured within the curvature of the arch. The archway signs also feature a gate which mimics fencing with a broken stagecoach/wagon wheel in the center, which is the symbol of the Town of Nolensville.

The Applicant, Neil Padden, is currently conducting a proposed land swap agreement with the Nolensville Cemetery. This land swap agreement would subdivide the corner portion of the subject site, which fronts the intersection, into a new parcel owned by Neil Padden. In exchange for the corner portion being subdivided, the Nolensville Cemetery would acquire a large portion of

land from Neil Padden which fronts Old Clovercroft Road. This new land would be closer to the developed portion of the Nolensville Cemetery.

This land subdivision and exchange, once completed, would result in the Nolensville Cemetery arch sign, which currently exists at the intersection in question, residing on land no longer owned by the Nolensville Cemetery. This sign relocation proposal strives to save and retain the Nolensville Cemetery sign by relocating the arch sign to a new location at the southwestern side of the cemetery which fronts Old Nolensville Road. The other currently existing cemetery arch sign is currently on the northern cemetery entrance sign on Old Clovercroft Road; the relocation of this sign to this new location would allow both main entrances to the cemetery to feature a gateway arch sign.

Town Staff wants to note that there are no burial plots or graves located within the corner section of the subject parcel which is to be subdivided and exchanged with Neil Padden.

Article 3, Section 3.7.3.B requires applicants to submit a Certificate of Appropriateness application for certain types of work within the Historic District. This Section states “no new construction, additions, alterations, repairs, exterior painting, relocations or demolitions shall occur in an historic overlay district until a Certificate of Appropriateness of such work has been approved by the Historic Zoning Commission. Further guidelines in this Section state that the HZC shall make determinations with respect to the Historic Buildings and Historic Sites and Historic Overlay District including “the appropriateness of exterior paint colors on previously painted surfaces.”

STANDARDS OF REVIEW:

Section 8.5.13 D. provides Standards of Review for the Historic Zoning Commission to utilize when considering the issuance of Certificate of Appropriateness. The following are the review standards from the code:

1. Every reasonable effort shall be made to provide a compatible use for the property that requires minimal alteration to the Historic District or property for its originally intended purpose.

2. The distinguishing original qualities or character of Historic District of property therein and its environment shall not be destroyed.
3. All Historic Districts and properties therein shall be recognized as products of their own time. Alternations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a historic district, the properties therein and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features of examples of skill craftsmanship that characterize a Historic District and the properties therein shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, rather than on conjectural designs or availability of different architectural elements from other structures.
7. The Surface cleaning of Structures shall be undertaken with the most gentle means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for Alternations and additions to existing properties shall not be discouraged when such alternations and additions do not destroy the significant architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of property, neighborhood, or environment.

STAFF COMMENTS & RECOMMENDATION:

Staff believe that relocating the Nolensville Cemetery arch sign at this intersection is appropriate. While the sign would no longer be located at its currently more prominent location fronting Nolensville Road, Staff feel that the cemetery arch signs are a staple of the community, and the relocation of said sign to another location within the cemetery to ensure it still exists for future generations is an acceptable outcome.

Staff are recommending approval of this proposed sign relocation and recommending issuing the Certificate of Appropriateness for Tax Map 56M A, Parcel 02900.