**MUNICIPAL PLANNING COMMISSION**

**CITY OF BELLE MEADE**

**FEBRUARY 20, 2018**

**Call to Order**

The meeting was called to order by Steve Horrell, Chairman, at 4:08pm.

**Board members present**

Steve Horrell Johnny Phipps Jim Hunt

Jim Hastings Bob Weigel Clay Bright

Larry Wieck Jeannette Whitson Kristin Taylor

**Staff members present**

Lyle Patterson, Building Official Doug Berry, City Attorney

Charlotte Hunter, City Recorder Beth Reardon, City Manager

**Agenda Items**

1. Approval of Minutes from November 21, 2017.

Motion to approve: Hastings Second: Eason Vote: All aye

2. The application of Shannon Terry (18021), requesting a re-plat of 717 Westview Ave. and 4406 Harding Place so the rear alley currently being part of the Harding property would be added to the south side of 717 Westview Ave. Both properties are owned by Shannon Terry.

**Presentation:**

Eric Ericson explained that he is asking to .29 acres from the 4406 Harding residence to the Westview lot.

**Board Questions/Comments:**

Q. What is the use of the alley now?

A. It is not used for anything. Not even trash pickup, it is surrounded by a 7 foot wall.

Q. What about the pool?

A. It is grandfathered in.

**Audience Question/Comments:** Doris Mathews lives in The Stones Throw Condominiums at 4402 Harding Place #3. Doris says they are worried amount the impact of the water. They already have drainage issues. She would like to see lots of plantings used as screening. Mr. Ericson assured Doris Mathews that all measures would be taken to add landscaping and prohibit water from running onto the Stone Throw property.

**Board Discussion/Findings:**

Motion to approve: Phipps Second: Weigel Vote: All aye

3. The application of Judith Thomas (18022), 4414 Forsythe, requesting a variance to approve a building envelope due to hardship caused by the Belle Meade Branch creek.

**Presentation:**

Lyle Patterson explained that this site is a hardship. It was built before FEMA existed. The City has the option to either give the purchase price or half the value of the house. Mr. Patterson explained that there would be an extensive Stormwater plan for this property and a part of that plan is to retain water on own property up to the first one inch of rain fall.

Ron Hale explained the new plans would need to be 4 and half feet above the flood level. He plans to build a trapezoid shape to get more out of the use of the odd shaped lot.

Three members of this board live on or near Forsythe so they have been removed from this request. (Johnny Phipps, Jeanette Whitson and Steve Horrell)Larry Wieck will step in as Chairman.

**Board Questions/Comments:**

Q: Where will the water go?

A: The Stormwater plan will take this into account.

Q: Can you use fill dirt to 5 feet

A: No.  
A: The house will have to be built up from the outside of the flood plain.

Q: Has the elevation changed? Do the maps reflect this change?  
A: Yes, new maps issued in April of 2017.

Three members of this board live on or near Forsythe so they have been removed from this request. (Johnny Phipps, Jeanette Whitson and Steve Horrell)Larry Wieck will step in as Chairman.

**Audience Question/Comments:**

Michael Hayes of 4409 Warner Place says this house was built in the flood way and naturally water will go to the low spots. This is not a good idea.

Page and Nina Davidson of 4413 Warner Pl.

They have not had water in his yard but if you allow this house to be built his yard will flood. You would be increasing the envelope by 25%. They have spent over $10k on landscaping and this would kill it. The height and closeness of the new house is undesirable. He knows every neighbor is against it.

Kim Holbrook 4409 Warner Place

Lives to the left of the Thomas house. This house was Mr. Thomas’s 3rd house to live in on Forsythe. Mr. Thomas built the house and he knew exactly where to build it so it wouldn’t flood. The spot where the house is now is the only buildable spot for it not to flood and the neighbors not to flood. Please be considerate of all the neighbors and not let this house be torn down for a taller, bigger house.

**Board Discussion/Findings:**

Chairman Wieck says this plan is asking for the board to approve a blank envelope. Currently they have 7378 and are asking for 8657, but they are allowed 9300. The lot is not a perfect lot. The lot size is 45,760,and you are allowed of footprint for structures.12%

Mayor Hunt motions to defer until actual plans for the house are provided.

Attorney Doug Berry suggest need to grant or deny not defer.

Jim Hastings says too many flood issues with this lot and could make issues worse on this street.

Ron Hale asked if the applicant can ask for a withdrawal.

Larry Wieck says we have to make act on this not defer.

Motion to deny: Hastings Second: Eason Vote: All aye

Meeting adjourned at 5:08pm

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Chairman Steve Horrell\_%\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City Recorder Charlotte Hunter