

**ORDINANCE 2019-7**

**AN ORDINANCE TO AMEND TITLE TWO OF THE BELLE MEADE MUNICIPAL CODE TO CREATE THE HISTORIC ZONING COMMISSION**

**WHEREAS**, the Commissioners of the City of Belle Meade find that the protection and preservation of the historical and architectural value of buildings, structures, and neighborhoods promotes the educational, cultural, and economic welfare of the citizens of the City of Belle Meade; and

**WHEREAS**, the Commissioners, pursuant to Tenn. Code Ann. §§13-7-401 to 13-7-409, wish to amend the Zoning Ordinance to create one or more historic districts or zones to regulate the construction, repair, alteration, rehabilitation, relocation, and demolition of any building or structure located in, or intended to be located in, any such historic district or zone, in accordance with the procedures set out herein; and

**WHEREAS**, it is necessary for the City to create an historic zoning commission to make recommendations to the Board of Commissioners concerning the creation of historic districts, promulgate design guidelines governing construction activity in such districts and to review applications for building and other permits in such districts, issue certificates of appropriateness, and carry out other duties consistent with this ordinance and state statute;

**NOW, THEREFORE:**

**SECTION ONE: BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE** that Title 2 of the Belle Meade Municipal is hereby amended to add a new Chapter Two which shall read as follows:

**TITLE 2**

**BOARDS AND COMMISSIONS**

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**CHAPTER TWO**

**HISTORIC ZONING COMMISSION**

**2-201. Historic Zoning Commission.** The Historic Zoning Commission (“HZC”) is hereby created and shall consist of a representative of a local patriotic or historical organization; an architect, if available; a person who is a member of the local planning commission at the time of such person's appointment; and the remainder from the community in general. The HZC shall be appointed by the Mayor subject to confirmation by the Board of Commissioners (“Board”). The terms of members of the HZC shall be five (5) years, except that the members appointed initially shall be appointed for staggered terms so that the terms of at least one (1) member but not more than two (2) members shall expire each year. All members shall serve without compensation. The HZC may adopt rules and regulations consistent with this part, as well as by-laws governing its own procedure, election of officers, agendas, and the like.

**2-202. Powers and Duties of HZC.** The HZC shall have the following powers:

(1) submit written recommendations to the Board regarding the creation of any historic zoning district; (2) prior to the establishment of any historic district, and after reasonable public notice and opportunity for public comment, by public hearing or otherwise, adopt for each proposed district or zone a set of review guidelines, which it will apply in ruling upon the granting or denial of a certificate of appropriateness, such review guidelines to be consistent with state statute and with regulations and standards adopted by the secretary of the interior pursuant to the National Historic Preservation Act of 1966, compiled in 16 U.S.C. § 470 et seq., applicable to the construction, alteration, rehabilitation, relocation or demolition of any building, structure or other improvement situated within a historic district which has been certified by the secretary of the interior as a registered historic district.; (3) review and make decisions on applications for certificate of appropriateness related to any building or other permit in an historic district; (4) such other powers and duties as it is granted by state statute or the Zoning Ordinance.

**SECTION TWO: BE IT FINALLY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE THAT THIS ORDINANCE SHALL TAKE EFFECT UPON PASSAGE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS REQUIRING IT.**

Passed on first reading:

July 17, 2019

Passed on Second Reading:

August \_\_\_\_, 2019

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**James V. Hunt, Mayor**

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**Charlotte Hunter, City Recorder**