Minutes Historic Zoning Commission Belle Meade City Hall November 25, 2019

1.Call to Order

The meeting was called to order by Mal Wall, Chairman, at 3:05pm

Commission members present

Mal Wall, Jeannette Whitson, Gavin Duke, Ron Farris, Bunny Blackburn

Staff members present

Beth Reardon, City Manager Doug Berry, City Attorney
Lyle Patterson, City Official Edie Glaser, City Recorder

Also, present - Haley Dale, Clay Trabue, Scott Kendall and Philip Thomason, Thomason & Associates

Consideration of the Minutes

Minutes of the HZC meeting held November 13, 2019

Motion to approve: Whitson Second: Duke Vote: All Aye

2. Mal Wall introduced Phil Thomason to the podium to begin his presentation of the Interim Design Guidelines. Thomason began with explaining the guidelines begin with the introduction and purpose, then on to reconstruction and addition, new construction and primary dwellings, relocation and demolition, then ending with sources of information such as The National Park Service Preservation briefs. The briefs provide additional information for property owners who are looking to do additions or rehabilitation of properties.

The Guidelines provide a lite touch and give the staff a wide discretion especially when it comes to additions. Included in the guidelines are these categories: significant properties, properties worthy of conservation, and properties that are less than 50 years of age.

There are different approaches as to what the Commission looks at versus what the staff can do. The staff can screen and approve or decide to send a submittal to the Historic Zoning Commission.

Thomason continued explaining that as we move forward with the guidelines, a certificate of appropriateness can easily be done. He asked the Commission for questions and comments. Duke commented he feels there are a few items included in the guidelines that are not applicable to the Community. For example, the illustrations do not represent the quality of Belle Meade. He went on to say some things mentioned are already covered in the zoning ordinance and the Board of Zoning Appeals. These do not need to be included in the guidelines. For instance, retaining walls, flat roofs, and setbacks. Thomason replied he went back and forth on if he should include these items in the guidelines. Duke commented he is not in favor of adding any illustrations to the guidelines. Patterson and Blackburn agreed. Phil responded he can easily remove these. Whitson commented she was not in favor of the photo examples of home additions with connectors. She would like the additions to be more harmonious without a connector. Whitson went on to say she feels the guidelines are too strict and may not be received well. Farris commented the language in the guidelines feels more like a preservation and conservation stance than what was originally intended. He likes the overview

and introduction but struggles with some of the language. He wants to give the Citizens the right to tear down any house if they bring us something that is of equal or better quality. He does not want to give the impression that the Commission is making the stance that no house is to be torn down. Thomason explained that was not the intent. The language is more encouraging not to tear down. He can change the wording to make this clearer if necessary.

Patterson suggested to the Commission to stop discussions and to start going through the guidelines page by page with edits. Wall and Berry agreed. The Commission went through each page with additions and subtractions. Berry gave the timeline. The Moratorium expires on December 15th. Board of Commissioners meet on December 18th. After today's meeting the guidelines will be made available to the public and for public comment. Wall announced the next step would be the meeting, December 10th at 3:00pm. This will be a public hearing. This revised document will go on line for the

Berry commented that Patterson, Reardon, Berry and Thomason would make the final document based on the meetings discussions. They will be published the next day. Any loose ends can be discussed at the December $10^{\rm th}$ meeting. The guidelines will be out to the public right away for the fifteen-day requirement. Phil Thomason was thanked for his work on the guidelines.

3. Establish Date for the next Meeting

general public.

The next meeting will be Tuesday, December 10th at 3:00pm.

4. Motion to adjourn 5:45pm: Duke Second: Whitson Vote: All Aye

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