

**Municipal Planning Commission
City of Belle Meade
October 20, 2020**

Call to order

The meeting was called to order by Chair, Steve Horrell, at 4:00pm by "Zoom"

Board Members Present

Steve Horrell, Chair	Jim Hunt, Mayor	Gavin Duke
John Eason	James Hastings	

Staff Members Present

Beth Reardon, City Manager	Doug Berry, City Attorney
Lyle Patterson, Assistant City Manager and Building Official	
Eddie Glaser, City Recorder	

Approval of Minutes:

Minutes of the regularly scheduled meeting September 15, 2020

Motion to approve: Hunt **Second:** Duke **Vote:** All aye

Old Business: None

New Business:

1. The application of Jerry Hancock (PC20101) 213 Paddock Lane, to combine lots 17 and 18 of the Belle Meade subdivision into one lot. This application was approved by the HZC.

Motion to approve as presented: Duke **Second:** Eason **Vote:** All aye

2. The application of Jay Fulmer (PC20102) 1106 Nichol Lane, asking for a variance to establish a building envelope due to restrictions caused by the Dillahuntley Cemetery encroaching on this property.

Presentation: Jay Fulmer, this is going to be a house for me and my family. I have submitted two archeological reports that were done five years ago. They seem to think there is a cemetery on the southern side of the driveway. In order to respect that boundary our intent is to leave the driveway where it is and not expand any closer to the cemetery. The parcel map established a tax parcel around that cemetery. Traditionally your set back lines follow that jog in the property line but we can find no descriptions anywhere so there is no way to draw the boundary. I would like to determine if this is the actual location by doing ground penetrating radar then appealing to the courts to remove it if it was not the cemetery location. I thought the most appropriate thing to do is to get a setback variance, use standard setback approach as you would with a jog, and then not add a driveway in that area. The second part of the request is the lots as you go South down Nichol go further in depth. The road bends closer to our front. When you do the setback, it puts you in the current footprint of the existing house. We are asking that instead of using all six of the homes to use the two homes on either side of us because they are more comparable in depth. Mr. Coble, the neighbor to the North, is supportive of both requests. I have submitted a letter. The neighbor to the South has his lot under contract. I spoke to the potential buyer and he is supportive of both requests as well.

Board Questions and Comments:

Patterson, this came to me a couple of years ago. They asked me about it and wanted to do an archeological study on the property. Staff recommends approval of the requests.

Fulmer, all the bodies in the Dillahuntery Cemetery were put in the ground between 1800 and 1860. The archeological report has an ariel from 1929. It was before any of the roads were built. It points to a tree. The ariel suggests that is the same tree that is on our side property line. The only thing that they can do is base that on rough measurement from the creek next to Belle Meade. His second point of verification was a probe test. The probe went in the ground several feet yet a couple of feet over it would be rejected. It was much shallower in depth. This suggests at some point a hole was dug there for a grave. I have a hard time believing that since these holes were dug about one hundred and fifty years ago. We are going to leave it intact, and not put the driveway over it.

Board Discussions:

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

Motion to adjourn at 4:15pm: Eason Vote: All aye

Chairman Steve Horrell

City Recorder Edie Glaser