Municipal Planning Commission City of Belle Meade September 15, 2020

Call to order

The meeting was called to order by Chairman Steve Horrell at 4:05pm.

Board Members Present

Steve Horrell, Chair Bob Weigel James Hunt

Larry Wieck

Gavin Duke

Scott Kendall Karen Rich

Staff Members present

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

Approval of the Minutes:

Minutes of the regularly scheduled meeting February 18, 2020

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

Old Business: None

New Business:

1. Consideration of Ordinance 2020-4, Amending Section 14-210 (6) and Appendix F of the Belle Meade Zoning Code to Modify Certain Provisions Concerning Reconstruction of Non-Conforming Structures and Change Legal Use.

Presentation: City of Belle Meade Assistant City Manager and Building Official Lyle Patterson started with displaying a power point presentation. The presentation displayed several homes through out Belle Meade with detached structures both in good and poor condition with a variety of styles, shapes and sizes. The goal of this Ordinance is to allow residents to spend as much as they wish on existing accessory structures and change their use. These include garages, external offices, workout rooms, workshops, art studios and living spaces. We are not advocating that these structures be constructed outside the building envelope. They will not be able to enlarge the footprint of these existing structures. This is an avenue to improve the structures to whatever function they wish and spend what amount they wish on them. This will increase property values in Belle Meade.

Board Questions and Comments:

- S. Kendall, those wishing to do this will need to go through the zoning approval?
- L. Patterson, that is correct. If they are changing the outside 35 percent or more it will go to the Historic Zoning Commission, just like a home. If they are not changing the overall design, it would not.
- G. Duke, is a deed restriction still a part of this?
- D. Berry, we have an existing ordinance that prohibits short term rentals otherwise local zoning cannot control the manner of the property. We have not had deed restrictions since I have been the City Attorney. I believe that is beyond the power of our boards to impose.

Ron Farris, 107 West Hampton Place, does the Ordinance address the change of use to make something else?

 $\ensuremath{\mathsf{D}}.$ Berry, if there are independent restrictions on the particular use no it would not change.

- S. Horrell, does this Ordinance have any effect on what they can do with the house on Forsythe and Drew?
- L. Patterson, no that is a totally separate matter. This is really dealing with the structures that were built in the 20's, 30's, 40's, 50's that were garages typically located in the rear of the property. Our Building Setback Ordinance came years later that put these as non-conforming structures outside the building envelope.
- G. Duke, what is the stipulation before you have to go to the Historic Zoning Commission on square footage?
- L. Patterson, if you are referring to the twelve percent total footprint coverage this will be included in that. Over 35 percent change will have to come before the HZC.
- R. Farris, can they be rented?
- D. Berry, yes, we can not control how people use their property except for the short term rental restriction.
- S. Kendall, will the structures have an effect on the neighbors as far as their views if the structures go up vertically?
- L. Patterson, it is to 18ft.
- R. Farris, Metro has an 18ft max in height.
- L. Patterson, we did not want to add too much volume. We put the max height at 18ft.

Board Discussions:

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

Meeting adjourned at 4:28pm

Chairman Steve Horrell

City Recorder Edie Glaser