

**MINUTES OF A MEETING OF
THE BOARD OF ZONING APPEALS
THE CITY OF FOREST HILLS**

May 12, 2017

The Forest Hills Board of Zoning Appeals (also referred to herein as the "Board") held its regular monthly meeting on Friday, May 12, 2017 at the City's Offices located at 6300 Hillsboro Pike, Nashville, Tennessee, commencing at 8:00 a.m. Chairperson Janie Rowland presided. Also present were specially appointed Commissioner Scott Hayduk; Amanda Rhinehart, City Manager; Chad White, City Attorney; and Brad Bivens. Others present at the meeting are as shown on the attached sign-in sheet. A copy of the agenda for the meeting is also attached to these Minutes.

1. **Approval of the minutes of the April 13 meeting.** The approval of the April 13, 2017 Minutes was deferred due to the fact that a sufficient number of Members from the April 13th meeting were not present to approve the Minutes.
2. **Richland Country Club.** Jason Brouillette of Littlejohn Engineering representing Richland Country Club seeks approval of construction of improvements in the Country Club zoning district and the Hillside Protection Overlay District (HPOD), as some of the improvements are proposed at elevations over 800 feet and/or areas with steep slopes. The improvements include ADA parking renovations, Clubhouse addition, renovations to swimming pool amenity area, and improvements for traffic circulation and maintenance area operations.

The Members were provided copies of Staff's comments prior to the meeting, a copy of which is attached. Chairperson Rowland introduced the matter, and Mr. Brouillette presented all of the applicant's desired site improvements by way of slides depicting same projected on the screens in the room. Mr. Brouillette emphasized that the majority of the work would be performed within the footprint of currently existing developed areas. Great care had been taken in incorporate additional landscaping for screening and additional and improved stormwater treatment features. Chairperson Rowland noted her support for the additional landscaping, particularly the evergreens proposed in the area screening the wooden enclosure for the relocated refuse receptacles. Mr. Brouillette also discussed the improvements proposed to improve traffic flow and to accomplish compliance with ADA requirements.

Mr. Hayduk inquired about a two story parking garage mentioned in the geotechnical report. Mr. Brouillette confirmed that the parking garage had been completely abandoned and was not reflect on the proposed plans. Mr. Hayduk also asked about certain test pits referenced in the geotechnical report. Mr. Bivens reported that the information concerning absence of refusal or location of the water table at particular test pits were not of concern. This information would simply be

used by the engineers to account for particular improvements would be constructed in those areas. Mr. Hayduk also inquired about the height of the new structures and the additional retaining wall. Mr. Brouillette confirmed that the new structures match the elevation of the current structures and that the additional retaining wall would be no taller than the existing wall and would taper as it extended from the current wall.

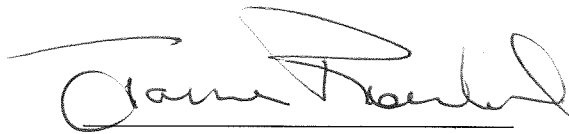
Chairperson Rowland inquired about any additional Staff comments. Mr. White reported that there were no issues related to compliance with the zoning ordinance. The current improvements and impervious surfaces were well below the bulk standard maximums for this zoning district, and the proposed increases are negligible and would remain well below the maximum allowed standards.

Mr. Haybuk made a motion to approve the application. Chairperson Rowland seconded the motion, and the motion was approved unanimously.

3. **Adjournment.** Mr. Haybuk made a motion to adjourn. Chairperson Rowland seconded the motion, and the motion was approved unanimously.



Recorder



Chairperson

BOARD OF ZONING APPEALS

May 12, 2017, 8:00 AM

AGENDA

CHAIRPERSON JANIE ROWLAND PRESIDING

1. Approval of the minutes of the April 13, 2017 meeting.
2. Jason Brouillette of Littlejohn Engineering representing Richland Country Club seeks approval of construction of improvements in the Hillside Protection Overlay District, as some of the proposed improvements are proposed at elevations over 800 feet and/or areas with steep slopes. The proposed improvements sought under the proposed plan comply with the requirements of the zoning district. The improvements include ADA parking renovations, Clubhouse addition, renovations to swimming pool amenity area, and improvements for traffic circulation and maintenance area operations.
3. Adjourn meeting.

