

**City of Forest Hills Planning Commission**  
**May 18, 2017**  
**6:00 p.m. at City Hall**

**AGENDA**

**Chairman Winston Evans Presiding**

1. Approval of the minutes of the April 20, 2017 meeting.
2. Jason Gabbard of Page Duke Landscape Architects will be representing Donald and Elizabeth Miller, the owners of four contiguous lots located at 1774, 1788, 1796, and 1800 Tyne Boulevard. The Applicant seeks approval of a Final Plat for consolidation of the four lots within EB Zoning and covered by the Hillside Protection Overlay District and the Flood Plain Overlay District. Currently 1774 Tyne, Blvd. is **2.29** acres; 1788 Tyne Blvd. is **3.02** acres; 1796 Tyne Blvd. is **5.38** acres; and 1800 Tyne Blvd. is **4.54** acres. The proposed consolidation would create a new lot containing **15.23** acres.
3. Public Hearing regarding Richland Country Club's application for approval of construction of improvements in the Country Club zoning district and the Hillside Protection Overlay District ("HPOD"). Jason Brouillette of Littlejohn Engineering representing Richland Country Club represents the applicant. The improvements include ADA parking renovations, Clubhouse addition, renovations to swimming pool amenity area, and improvements for traffic circulation and maintenance area operations.
4. Discussion and recommendation regarding Richland Country Club's application for approval of construction of improvements in the Country Club zoning district and the Hillside Protection Overlay District.
5. Adjourn meeting.

**SIGN IN SHEET**

**City of Forest Hills  
Planning Commission Meeting**

**Date:** May 18, 2017

**NAME:**

**ADDRESS:**

John Kroll

Anderson Dr

Amanda Rhinehart

City Hall

[Signature]

City

[Signature]

Mr Kay

4700 Lealand Ln 37220

Jim Littlejohn

2121 Chickering Ln

JASON BROWNETTE

9109 Atwood DR. 37220

Willy Stern

1217 Vantage Pl 37215

JASON GABBARD

519 PRINCE WALES CO FRANKLIN

Kent + Karen Weeks

6025 Sherwood 37215

[Signature]

1339 Otter Creek

[Signature]

8120 SAWYER BROWN

[Signature]

City

JIM FARMER

P.C.

## City of Forest Hills

### Planning Commission Meeting Minutes

May 18, 2017

The Forest Hills Planning Commission meeting of May 18, 2017 was called to order by Chairman Winston Evans. Also present were Mr. Brian Dougherty, Mr. Jim Gardner, Mayor John Lovell, Vice Mayor Lanson Hyde, Commissioner Henry Trost, and Mr. Em Ghianni participated telephonically. Also present were City Manager Amanda Rhinehart, City Attorney Chad White, and City Engineer Brad Bivens.

The first item on the agenda was to approve the meeting minutes of April 2017. Mr. Trost made the motion to approve the minutes and Mr. Hyde seconded the motion. The motion passed unanimously.

The second item on the agenda was consideration of a final plat for consolidation of four lots located at 1774 (2.29 acres), 1788 (3.02 acres), 1796 (5.38 acres), and 1800 (4.54 acres) Tyne Boulevard. The proposed consolidation would create a new lot containing 15.23 acres. The project site is zoned EB, and is located in both the Hillside Protection and Floodplain Overlay Districts. Jason Gabbard of PageDuke Landscape Architect represented the applicants, Donald and Elizabeth Miller. Chairman Evans asked for comments from City Attorney White and City Engineer Bivens. There were no additional comments.

Chairman Evans called for Public Comment on the project. Mr. Willy Stern of 1217 Vintage Place, Forest Hills, was recognized by the Commission for comment. Mr. Stern owns property adjacent to the subject property. His concern was regarding the construction of a large, multi-story house that he could potentially see from his property. Chairman Evans requested that Mr. White, elaborate on the factors to be considered in locating the setbacks as shown on the plat and the positioning of the home on the lot. Commissioner Trost and Vice Mayor Hyde both spoke of the benefits resulting from the consolidation. Other Planning Commission members and City staff agreed with the benefits of the consolidation. At the conclusion of his comments, Mr. Stern indicated his understanding that the consolidation is good and lowers the density of the potential development adjacent to his property.

With no further comments, Chairman Evans called for a motion. Commissioner Trost made a motion to approve the consolidation plat as presented. Vice Mayor Hyde seconded the motion. The motion passed unanimously.

The third item on the agenda was the public hearing concerning the Richland County Club renovations and site improvements. Being a member of the Club Chairman Evans indicated that he would abstain from voting but would remain in the meeting to maintain the quorum. City Attorney White clarified for the Planning Commission that there were two separate agenda items pertaining to the project. The first is the Public Hearing open to comments from the public. The

second item is the recommendation to be made by the Planning Commission to the Board of Commissioners concerning the Club's proposed plans.

Jim Littlejohn presented the application for the Public Hearing. He noted that due to the property's location in the Hillside Protection Overlay District, the proposed plans came before the Board of Zoning Appeals the previous week and were approved by that Board. Mr. Littlejohn explained the age of the existing structures, and that the Richland County Club board members were supportive of the improvements. The number one request was improvements to the fitness facility. Mr. Littlejohn then gave a detailed description of all of the improvements to the facilities and the site. Hearing no request from the public to speak, the public hearing was closed.

Chairman Evans moved to the fourth item on the agenda calling for discussion concerning the plans for Richland Country Club that the recommendation to the made to the Board of Commissioners. Mr. Gardner made a motion to recommend approval of the Richland County Club plans. Vice Mayor Hyde seconded the motion. The motion passed unanimously with Chairman Evans abstaining from the vote. It was confirmed that the Concept Plan would proceed to the Board of Commissioners for consideration in June.

With no further business, the meeting was adjourned.

  
Chairman, Winston Evans

  
Recorder, Amanda Rhinehart