



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
JULY 11, 2023, 04:30 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
JULY 11, 2023, 04:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE MUNICIPAL PLANNING COMMISSION AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Municipal Planning Commission (MPC), with public hearing. Items for consideration are listed below and plans for each agenda item are available on the city website, citybellemeadetn.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the minutes of the Municipal Planning Commission held June 20, 2023.

Attachment: [Minutes - MPC June 20 2023.pdf](#)

III. Old Business - None Scheduled

IV. New Business

The Review and Approval of Ordinance 2023-6 Amending Section 14-206 of The Belle Meade Municipal Code to Clarify the Quorum Requirements of The Board of Zoning Appeals

Attachment: [Ordinance 2023-6 BZA Quorum 26519431.1_.pdf](#)

V. Other Business: None Scheduled

VI. Adjourn

The next regularly scheduled meeting of the Municipal Planning Commission will be held August 15, 2023 at 4:00 p.m.



**MINUTES
MUNICIPAL PLANNING COMMISSION – REGULAR MEETING
JUNE 20, 2023, 4:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

The meeting was called to order by Gavin Duke at 4:18 p.m.

Board Members Present

Acting Chairman Haley Dale
Gavin Duke
Karen Rich
Steve Wieck
Nina Davidson

Approval of Minutes

Consideration of the minutes of the Municipal Planning Commission held May 16, 2023.

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

Old Business - No matters

New Business

1. The application of Bert Hensley (062023-1) 309 Lynwood Blvd to combine 309 Lynwood Blvd. with 0 Lynwood Blvd., (to the rear, originally Red Wing Ave.)

Presentation: Mitchell Barnett, architect stated that the surveyor and landscape architect who were working on the project and were unavailable and he would be making the presentation.

Barnett stated that Hensley had been made aware that the city did not intend to develop Red Wing Ave. and now wished to join that lot to his lot facing Lynwood Boulevard. Barnett stated there had been discussion about an addition to the master bedroom of the home, or a new pool and noted that the existing home is right against the current setback, and the consolidation made sense for future development as the current codes would make it difficult without the consolidation.

Quan Poole, attorney with Holland & Knight LLP, representing Kevin and Katie Crumbo at 121 Westhampton, stated they would be most affected by any construction and while not completely opposed and wanted more information on the plan, and did not have enough information to make an appropriate decision.

PUBLIC COMMENT

Ashley Henry, resident at 311 Lynwood Boulevard provided some history on a previous attempt to have the city vacate Red Wing Avenue, and she was in favor of the property being joined.

Duke stated for clarification that the commission was being asked to combine the lots, and understood issues with other items such as stormwater that were brought up and that these items, including building would go before other committees.

Barnett stated there were no firm plans for any improvements to the property, opportunities had been investigated, but the current setbacks had made it difficult to investigate any additional improvements. Barnett noted that if plans were developed that neighbors would be made aware of those.

Kevin Crumbo, 121 Westhampton Avenue, stated that a lot of questions were being asked and there was a lot to think about, and he was asking for a deferral.

Poole stated a staff recommendation would have been helpful.

City Attorney Berry stated while helpful, it was not required.

Motion to approve: Rich Second: Duke

Vote: Davidson, Dale, Duke and Rich, Aye Abstain: Wieck

Other Business - None Scheduled

Adjourn

Meeting adjourned at 5:06 p.m.

Acting Chairman Rusty Moore

City Recorder Rusty Terry

ORDINANCE 2023-6

**AN ORDINANCE AMENDING SECTION 14-206 OF THE BELLE MEADE
MUNICIPAL CODE TO CLARIFY THE QUORUM REQUIREMENTS OF THE
BOARD OF ZONING APPEALS.**

WHEREAS, the Board of Commissioners passed Ordinance 2023-2 on April 18, 2023, amending Section 2-101 of the Belle Meade Municipal Code, to increase the number of members of the board of zoning appeals from five (5) to seven (7), effective sixty (60) days from passage; and

WHEREAS, to avoid confusion, it is necessary to also make a conforming change to Section 14-206 of the Zoning Ordinance, which still provides that the presence of three (3) members constitutes a quorum;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE, as follows:

SECTION ONE Section 14-206 (2) of the Belle Meade Municipal Code is hereby amended to delete the word “three (3)” and to substitute therefor the word “four (4)” with all other language of that subsection to remain the same.

SECTION TWO. This ordinance shall take effect immediately from and after its passage on passage on second reading, the health, safety, and welfare of the citizens of Belle Meade requiring it.

Planning Commission Review: _____

Passed on First Reading: _____

Public Hearing: _____

Passed on Second Reading: _____

Rusty Moore, Mayor

Rusty Terry, City Recorder