

**MINUTES OF A REGULAR MEETING OF  
THE PLANNING COMMISSION  
CITY OF OAK HILL, TENNESSEE**

**September 17, 2009**

The Planning Commission of the City of Oak Hill, Tennessee met in the City Office. Planning Commission members in attendance were Mac Rucker, Patricia Carlson, Julia Wesley, Art McWilliams, Austin McMullen, Trevor Howell and Mike Allison. Staff present were City Attorney Bob Notestine, City Manager Kevin Helms, Assistant City Manager M. C. Sparks, Acting City Engineers Mr. Bill Forte and Mr. Sammie McCoy from Clinard Engineering, and Administrative Assistant Patrick Steiner. Mr. McWilliams acted as chair, and Ms. Sparks served as secretary.

The meeting was called to order at 5:03 pm. The following matters came before the Commission and were acted upon as indicated:

1.) Approve the Minutes of the Meetings for August 20, 2009 – On a Motion duly made by Mr. Allison, and Seconded by Ms. Wesley the April 2009 Minutes of the Meeting were approved as corrected.

On a Motion duly made by Mr. Allison and Seconded by Ms. Wesley, the August 2009 Minutes of the Meeting were approved as corrected.

2.) Discussion Of Letter Received From R. R. Harris, Requesting Extension On Preliminary Plat For One Year. As per the City's subdivision regulations, Mr. Harris is requesting a one year extension of the approval of the preliminary plat. There was a death in family and the land was tied up in court until recently; there are two additional property owners who have submitted letters also requesting the extension. The staff looked at progress and communication over last two years, and would recommend six month extension.

Ms. Carlson asked that since the property has been split three ways in ownership, does this affect the subdivision having been approved; Mr. Notestine said that there was not a sale of the property, so the Planning Commission is still dealing with same the property and the same project. Ms. Carlson said she was opposed to this subdivision originally, and feels the Planning Commission was given misleading facts – it was not clear that only public roads are allowed by ordinance, and a private road was approved on this plat.

After discussion, on Motion duly Made by Ms. Wesley, and Seconded by Mr. Howell, the following was approved five to two (Mr. McMullen and Ms. Carlson voted no):

“Moved that that Mr. R. R. Harris be granted a six month extension for his subdivision preliminary plat, with the right to come back to request another six month extension at that time.”

3.) Holy Trinity Greek Orthodox Church (4905 Franklin Road) – A request was made to update the site plan for the church facility, by increasing the number of parking spaces by 48 spots, and adding a classroom/office building. Mr. Mike Delvizi, Vice-President of the Parish Council for Holy Trinity and Co-Chair of the Building Committee, was present to discuss the request. He explained the new facility would allow the congregation more space on Sundays, new offices, and meeting room.

Ms. Rucker asked where will the 48 parking spaces be added; they will be added at both ends of the existing parking lot.

Ms. Carlson asked why is the addition needed if there is not an intent to expand the size of the congregation; currently there are some members having to park on the grass.

Ms. Wesley noted what she felt were some incorrect details on the plat, particularly regarding lots in Treemont, and possible neighbors not notified in that area.

Ms. Carlson indicated a need for contour lines to be added on the rest of lot on the plat.

The engineers from Clinnard received revised calculations today, and on review found that they met or exceeded requirements for the site. However lighting studies have not been reviewed by Clinnard, and the church will add lighting.

It was indicated that the new water detention system used is to be used with the catch basin below ground because the area around the church is steep, and the underground areas take up less surface space.

Neighbors were present to make comments:

Mr. Jimmy Bradshaw would like to see in writing that certain standards particularly regarding the water control measures, be put in writing.

Ms. Robin Zenker is afraid of a repeat of what happened at the Korean Methodist Church on Old Hickory Boulevard, which she feels has caused water in their home . Mr. Joe Zenker said such items sound good on paper, but reality for such projects is quite different.

Ms. Mary Wherry asked also to have in writing these guarantees put forth by the church.

Mr. McWilliams discussed the need of finding middle ground to protect the citizen, as the City can't say no to churches and schools just because we would rather have only residential in the area.

Mr. Jerry Shelton, Mr. Billy Leavell and Mr. Jimmy Bradshaw made further comments regarding the need for guarantees regarding the water run-off from this area, and that damage would not be done to residential properly. Dr. Bill Canak complained of the lights having been added at the top of Redwood Drive by the owner when that property was developed, and how it disturbs his view from his property.

Mr. Ray Throckmorton discussed with those present that though they may not have heard, the issue of storm water management in the satellite cities has been ignored by Metro Nashville. The plan for storm water control is supposed to cover the entirety of Davidson County, and a portion of all property taxes and the water bills goes to Metro Nashville for storm water management – none of that money is ever spent in Oak Hill for storm water management. This issue was part of the lawsuit brought against Metro Nashville by the satellite cities, but was never addressed. He feels it is great to see citizens involved, but suggested they also call Metro to inquire as to why is Oak Hill is ignored.

Mr. Notestine indicated on inquiry that the requiring of a performance bond to offer protection from storm water from Holy Trinity property might be required.

Mr. Burdette responded to Ms. Zenker's further comments about the Korean Methodist Church, saying he went to the property when they called and did what is within the power of a Building Official to help mitigate any problems. Ms. Carlson asked about the TR-5 Storm water formula, saying she thinks it is a better formula; can Oak Hill require more or different measures than standard?

Mr. Allison said that he feels there are still engineering considerations, lighting considerations and a need to notify all immediate neighbors to be addressed before this is passed.

After discussion, on a Motion duly made by Mr. Allison, and Seconded by Mr. Howell, the following was Passed Unanimously:

“Moved to defer action on the request for approval from the Holy Trinity Greek Orthodox Church.”

Mr. Delviziis asked if he can have his consultant get what standards or needs are required to address them for the next meeting, which would include a verification of the lighting plan and the landscaping plan.

There will be workshop for the Planning Commission to consult with the Holy Trinity Church within the next two weeks on what further information is needed.

4.) Adjournment - There being no further business, the meeting was adjourned on a motion duly made and seconded at 6:34 pm.

Chair

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