

**Minutes of the Special Called Meeting  
Of the Board of Zoning Appeals  
Of the Town of Thompson's Station, Tennessee  
November 13, 2007**

Board Member Present

Archie Buttrey  
Mary Herring  
Martha Irwin  
Roger Nixon  
Dale Stevens

Staff Members Present

Greg Langeliers, Town Administrator  
Doug Goetsch, Town Recorder  
Todd Moore, Town Attorney  
Lisa Stewart, Town Clerk

Chairman Archie Buttrey called the meeting of the Board of Zoning Appeals of the Town of Thompson's Station to order at 6:00 p.m. on the 13<sup>th</sup> day of November, 2007, at the Thompson's Station Community Center with the required quorum.

**Minutes:**

The minutes of the October 9, 2007 meeting were previously submitted and approved upon a motion by Ms. Irwin, seconded by Mr. Stevens; and passed unanimously.

**Announcements by Staff:**

Mr. Langeliers stated that Staff is working on a set of by-laws for this Board, noting that, since this Board meets 'as needed', submittal dates and deadlines can be confusing for Staff, as well as the applicants, so that will be rectified in the by-laws.

**Old Business:**

There was none at this time.

**Request for a Special Use Exception to Install Fill in the 100 Year Flood Plain by The Club at Pleasant Creek** located on Lewisburg Pike.

Mr. Langeliers referenced the Staff report, similar to last month's report, noting that there has been a modification to the plan with a footprint reduction from 20,000 square feet to roughly 11,000 square feet, and a reduction in parking also. He indicated the two (2) consultants present that reviewed the drainage and floodplain calculations; and they should be prepared to answer any questions the Board may have.

**Public Hearing:**

Chairman Buttrey opened the public hearing at this time. This public hearing was advertised on the Town website, postings around Town, and in the October 30<sup>th</sup>, 2007 edition of the *Williamson AM* newspaper.

Jay Franks, the applicant, stated that reductions were made to have minimum impact on the stream and their engineering firm (Littlejohn Engineering) designed a balanced cut and fill; and they can address any questions.

Jeff Heinz, Littlejohn Engineering, reviewed the proposal on a rendition presented to the Board.

Mark Hosbach, 1810 Savannah Springs Drive in Savannah Springs Subdivision, noted that he is aware that there are many different ways for engineers to arrive at the calculations provided to state that this will not flood, as there are probably just as many that could show calculations that it will flood. His point is that it has always flooded in the area indicated, and his question is why build in the floodplain when the applicant has hundreds of acres already approved by the Town that could be used. Mr. Hosbach stated that most importantly is the precedent that will be set for every piece of property along Highway 431 to also build in the floodplain. He stated that the applicant has plenty of other options and asked that it be left as previously approved since it is in the flood zone and it does still flood.

There being no others wishing to speak, the public hearing was closed.

Steve Clifton, the Town's consultant with Clifton and King, stated that he reviewed the revised hydraulic analysis dated 10/19/07 and had the following questions to consider:

- his reference to "virtually" no impact: to consider removing the word "virtually";
- his request to the statistical / standard error as it applies to the flow and he would like a specific statement in the study saying that there was no application, plus or negative (30% less or more), in the engineer's opinion; and that be stated specifically rather than implied; and
- his request of a comparison of field / historical data, high water marks, etc., in their study as a matter of record for the Town.

Mr. Clifton also suggested "as-builts" be provided after the work is completed to verify with the provided study.

Ms. Herring made a motion to approve this request with the Engineer's recommendations. Mr. Stevens seconded the motion, which passed by unanimous vote.

**Other New Business:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 6:15 p.m.

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Archie Buttrey, Chairman

Attest:

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Mary Herring, Secretary