

**MINUTES OF A MEETING OF  
THE PLANNING COMMISSION OF  
THE CITY OF FOREST HILLS**

**DECEMBER 14, 2006**

The Forest Hills Planning Commission (herein also the “Board”) held its regular monthly meeting on December 14, 2006 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 6:00 p.m. Chairman Warner Bass , presided. Also present were Mr. Clay Jackson, Mr. James Gardner, Mr. Sandy Moore, Mr. David Waller, Mayor Evers, Commissioner Coke, and Vice Mayor Lovell. Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to these minutes.

1. Approval of the minutes of the November 16, 2006 Planning Commission meeting. Upon motion by Mr. Clay Jackson, which was seconded by Mayor Evers, the Board unanimously voted to approve the minutes of the November 16, 2006 meeting.

2. Letters of Credit ----- no action required

(a) Expires: August 31, 2008 / Issued: September 06, 2006  
#SCL012915 National City, Cleveland, OH  
Advising Bank ---Tennessee Commerce Bank, Franklin, TN  
WDL Investments, LLC (Tyne Estates) ---\$497,000

3. Matt Foster, Assistant City Attorney, lead the Planning Commission through a review of the proposed amendments to the Zoning Ordinance. Several items were discussed in detail to ensure a better understanding of the proposed changes or corrections. Upon motion by Mr. Clay Jackson, which was seconded by Mr. James Gardner, the Board unanimously voted to recommend the proposed amendments to the

Zoning Ordinance to the Board of Commissioners. The Board of Commissioners will advertise and hold a public hearing in January and schedule the proposed second and final reading in February. Copy of the proposed Zoning Ordinance amendments are attached.

4. Proposed six month moratorium on construction. During the November 16, 2006 Planning Commission meeting, the Board voted 4 to 3 to recommend a six month construction moratorium to the Board of Commissioners. Two members of the Board of Commissioners were not in attendance when the proposal was discussed. In order to become better informed and have a greater understand of the members position, they requested that the Planning Commission readdress the moratorium in the December 14, 2006 meeting. Several members restated their positions, desires, and concerns for the future of Forest Hills and the lack of adequate planning or provision for increased construction. Included in the discussion were:

- a. creation of new subdivisions
- b. construction on vacant, existing lots of record.
- c. demolition of existing houses and new construction, while attempting to maintain the integrity of the existing neighborhood

There being no further matters to be discussed and there being no further business to come before the Board, the meeting was adjourned.

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Recorder

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Chairman