

JOHN COOPER  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES  
Development Services  
800 Second Avenue South  
P.O. Box 196300  
Nashville, Tennessee 37219-6300

**Minutes  
of the  
Stormwater Management Committee (SWMC)  
November 7, 2019**  
\* \* \* \* \*  
**8:15 AM**  
**700 Second Avenue South**  
**Howard Office Building, Sonny West Conference Center**

## **STORMWATER MANAGEMENT COMMITTEE**

**(Quorum Required: Four Members)**

### **Committee Members Present:**

Mr. Dodd Galbreath – Vice Chairman  
Ms. Anna Maddox, P.E.  
Ms. Debra Grimes  
Ms. Carrie Stokes, P. E.  
Mr. Roy Dale, P. E.  
Ms. Ronette Adams-Taylor

### **Committee Members Absent:**

Mr. Slade Sevier, P.E. – Chairman

## **I. CALL TO ORDER**

Mr. Dodd Galbreath, (vice-chair) called meeting to order at 8:15 a.m.

Mr. Roger Lindsey with MWS Stormwater introduced two members who were visiting from Federal Emergency Management Agency – Region IV (FEMA), Ms. Tammy Henson and Ms. Valerie Anderson. The members of FEMA were in town on a Community Assistance Visit (CAV). CAV visits are a major component of the National Flood Insurance Program's (NIFIP's) Community Assistance Program (CAP). The purpose of the visit is to provide technical assistance to the community and assuring that the community is adequately enforcing its floodplain management regulations. Generally, a CAV consists of a tour of the floodplain, an inspection of community permit files, and meetings with local appointed and elected officials. This visit is conducted every 5 years.



If you need assistance or an accommodation, please contact Metro Water Services,  
at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.

Ms. Tammy Henson stated that while they were here they had looked and made some suggestions on our variance process. She also felt that since they were still visiting they could view the SWMC (Stormwater Management Committee Meeting) to meet our members and view the manner in which the meetings were connected.

## **II. APPROVAL OF OCTOBER 3, 2019 MEETING MINUTES & DECISION LETTERS**

A motion was made by Ms. Anna Maddox and seconded by Ms. Carrie Stokes for approval of the October 3, 2019 minutes and decision letters. Mr. Dodd Galbreath, Ms. Maddox, Ms. Stokes and Mr. Roy Dale voted in favor of the motion. The motion carried.

Ms. Ronette Adams-Taylor abstained from voting on the minutes and decision letter.

## **III. STORMWATER MANAGEMENT COMMITTEE AGENDA**

*Comments were solicited from the Planning and Codes Departments for the following Agenda items.*

### **1. 201900012**

#### **2505-2507 Brick Church Pike**

2505 Brick Church Pike

Inspector: (Boots O'Hara)

APN07102009101 & 07102009200

CD-02 (Kyonzte Toombs)

**APPLICANT'S REQUEST:** Is to allow the following:

1. To construct parking area, GIPs, required sidewalks, and a portion of the building in the Zone 1 and Zone 2 floodway buffer.
2. Mowing and maintenance for portion of disturbed area.
3. Relocation of buffer signage.

**APPELLANT:** Choice Homes, LLC

**REPRESENTATIVE:** Adam Seger (Dale & Associates)

**COMMENTS:**

**SW STAFF:** The plantings for mitigation need to be moved closer to the Zone 2 buffer line.

**CODES:** No comment provided.

**PLANNING:** Site is zoned IWD, defer to Stormwater for review.

**GREENWAYS:** Greenways defers to the decision of Storm Water Management Committee.

Ms. Roy Dale recused himself from case # 201900012 (2505-2507 Brick Church Pike).

Mr. Adam Seger (Dale & Associates) spoke on behalf of the request at the location of 2505 Brick Church Pike. Mr. Seger stated that the property was located between two public roads and currently consisted of a gently sloping mown field. There was a watercourse running along the western edge of the property along the east bank side of Brick Church Pike.

Mr. Seger stated that because of the size of the property, and the watercourse having a floodway that was located within the banks of the ditch, there is no real scenario where a building and associated parking could be located without some encroachment into the floodway buffer.

After discussion during the Executive Session of the Committee on November 7, 2019 and review of the information presented, Ms. Ronette Adams-Taylor made a motion to approve with the following standard Conditions # 1-2 and Conditions #3-5. Ms. Carrie Stokes seconded the motion. Ms. Adams-Taylor, Mr. Dodd Galbreath, Ms. Debra Grimes, Ms. Anna Maddox, and Ms. Stokes voted in favor of the motion. The motion carried.

1. The Appellant shall have the landscaper who installs the required mitigation plantings to certify to the MWS Stormwater – NPDES Office, in writing (referencing Variance #201900012), once plantings are installed per approved variance plans, and again once plantings have been found to meet a two full growing season requirement. The owner shall maintain a minimum of 75 percent survivability of plantings through two full growing seasons.
2. This variance will expire on November 7, 2020. However, if a Grading Permit, Stormwater Single Family Permit, or Building Permit is issued within that period, the variance expiration date will run concurrent with that permit expiration date. The variance is valid only so long as the plan presented to the Stormwater Management Committee does not change.
3. The Appellant will move plantings for mitigation closer to the Zone 1 / Zone 2 buffer boundary line per MWS Stormwater Staff comment request. The Appellant may maintain the buffer to provide sight lines.
4. The Appellant shall submit a new plan of record for staff approval showing the adjusted planting line, the no mow area, and the sight line triangle then intend to maintain.
5. The Appellant shall use pervious pavers for all parking stalls.

**2. 201900015**

**350 Harding Place**

350 Harding Place

Inspector: (Shawn Herman)

APN 13400016000

CD-13 (Russ Bradford)

**APPLICANT'S REQUEST:** Is to allow the following:

1. Floodway Zone 1 and Zone 2 buffer disturbances.
2. Continuous mowing and maintenance.

**APPELLANT:** Mudra Group, LLC

**REPRESENTATIVE:** Jason Morelock (Morelock Engineering, LLC)

**COMMENTS:**

**SW STAFF:** If approved, staff requests that the trees are varied so that no species comprises more than 20% of the total.

**CODES:** No comment provided.

**PLANNING:** Site is zoned CS, defer to Stormwater for review.

**GREENWAYS:** Parks defers to the decision of the Stormwater Management Committee.

Mr. Jason Morelock (Morelock Engineering, LLC) spoke on behalf of the request at the location of 350 Harding Place. Mr. Morelock stated that Mudra Group LLC had obtained the opportunity to construct two hotels at the 350 Harding Place location. The site has been developed for many years with a hotel and paved parking areas on all sides of the existing building. This site currently surface flow to Sorghum Branch with no LID measures to treat the Stormwater runoff.

The proposed site improvements will include demolition of the existing hotel, construction of two new hotels and new parking to meet current Metro Ordinances. The proposed improvements will result in less impervious surface on the entire property and within the zone 1 and zone 2 water quality buffers. A level 2 bioretention area will also be installed to meet LID requirements for the property.

After discussion during the Executive Session of the Committee on November 7, 2019 and review of the information presented Mr. Roy Dale made a motion to approve with the following standard Conditions # 1-2 and Conditions #3-4. Ms. Debra Grimes seconded the motion. Ms. Ronette Adams-Taylor, Mr. Dale, Mr. Dodd Galbreath, Ms. Grimes, Ms. Anna Maddox and Ms. Carrie Stokes voted in favor. The motion carried.

1. The Appellant shall have the landscaper who installs the required mitigation plantings to certify to the MWS Stormwater – NPDES Office, in writing (referencing Variance #201900015), once plantings are installed per approved variance plans, and again once plantings have been found to meet a two full growing season requirement. The owner shall maintain a minimum of 75 percent survivability of plantings through two full growing seasons.
2. This variance will expire on November 7, 2020. However, if a Grading Permit, Stormwater Single Family Permit, or Building Permit is issued within that period, the variance expiration date will run concurrent with that permit expiration date. The variance is valid only so long as the plan presented to the Stormwater Management Committee does not change.
3. During the Grading Permit plan review process, the Appellant will work with MWS Stormwater Staff and Codes Department to look at shared parking options in an effort to reduce impervious encroachment within the Zone 1 and Zone 2 buffer.
4. The Appellant shall utilize permeable pavers in parking areas within the Zone 1 and Zone 2 buffer.

**IV. ITEMS OF BUSINESS**

Ms. Rebecca Dohn with MWS Stormwater gave an update to the Stormwater Management Committee on Table 6.3 of Permissible Buffer Impacts that are now staff approvable, with conditions to include items that the committee had questioned in the past as to why they were there. This new table is now in effect.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:35 a.m.

Metropolitan Stormwater Management Committee  
Approved:

By:   
Secretary

Date: 12/5/2019