DAVID BRILEY
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)
August 2, 2018
* * * * * * * * * * *
8:15 AM
700 Second Avenue South
Metro Office Building, Development Services Conference Center

STORMWATER MANAGEMENT COMMITTEE
(Quorum Required: Four Members)
Committee Members Present:
Mr. Roy Dale, P. E.
Ms. Debra Grimes
Ms. Anna Maddox, P.E.
Mr. Slade Sevier, P.E. - Chairman
Ms. Carrie Stokes, P.E.

Committee Members Absent:
Mr. Dodd Galbreath – Vice Chairman
Ms. Ronette Adams-Taylor

I. CALL TO ORDER

Meeting was called to order at 8:30 a.m.

II. APPROVAL OF JULY 12, 2018 MEETING MINUTES & DECISION LETTERS

Mr. Slade Sevier (chair) called meeting to order.

The first item of business was the approval of the meeting minutes and decision letters from July 12, 2018 meeting by Ms. Debra Grimes with the corrections to be made to "page 2" on the minutes changing "Barge Design Group" to "Barge Design Solutions". The motion was seconded by Ms. Anna Maddox, the motion carried.

III. STORMWATER MANAGEMENT COMMITTEE AGENDA

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

1. **201800014**
   O' Reilly Automotive Stores, Inc.
   7194 Whites Creek Pike — APN 02200002900
   Inspector: (Boots O'Hara) — CD-01 (Jonathan Hall)

APPLICANT'S REQUEST: Is to allow the following:
1. Disturbance and Improvements within the delineated Wetland and Buffer.
2. Placement of BMP (Water Quality Features) in the proposed Wetland Buffer.
3. Mowing of the Buffer.

APPELLANT: S. Peterie (O'Reilly Automotive Stores, Inc.)
REPRESENTATIVE: Bobby Deitz (BFW Engineering & Testing, Inc.)
COMMENTS:
SW STAFF: It is questionable whether the proposed mitigation compensates for the resource loss.
CODES: No comment provided.
PLANNING: Site is zoned CL, defer to Stormwater for review.
GREENWAYS: Defers to the comments of the storm water management committee.

Mr. Bobby Deitz (BFW Engineering & Testing, Inc.) and Ms. Susannah Campbell (5H Technologies) spoke on behalf of the project located at 7194 Whites Creek Pike. Mr. Deitz stated to the committee that an alternative site plan was not possible due to the property's limited width and length and the minimum parking requirements that were based upon the building square footage.

Ms. Susannah Campbell spoke on the mitigation for the location noting that what was being proposed would help with the enhancement of the wetlands on the site.

Committee members did not feel there was an adequate hardship. Committee advised appellant that they are seeking more knowledge on the quality of the wetland. Committee advised appellant before returning to seek approval from TDEC and Army Corps of Engineers. Other suggestions that were given were to go before the Board of Zoning Appeals and ask for a reduction in parking for the location.

After discussion during the Executive Session of the Committee on August 2, 2018 and review of the information presented a motion to defer was requested by the appellant. The motion was approved and seconded. The motion carried.

2. **201800018**
   Athens Way Multifamily
   0 Athens Way — APN 07012001100
   Inspector: (Boots O'Hara) — CD-02 (DeCosta Hastings)

APPLICANT'S REQUEST: Is to allow the following:
APPELLANT: Wood Caldwell (SEV Metrocenter IV, LLC)
REPRESENTATIVE: Matt Schlicker (Kimley-Horn)
COMMENTS:
SW STAFF: The reforestation, additional TDU, and permeable pavements will have a positive impact on water quality. However, staff is unsure whether the proposed mitigation compensates for the resource loss.
CODES: No comment provided.
PLANNING: Site is zoned MUG.
GREENWAYS: Defers to the comments of the storm water management committee.

Mr. Wood Caldwell (SEV Metrocenter IV, LLC) and Mr. Matt Schlicker (Kimley-Horn) spoke regarding the project at the location of Athens Way. Mr. Wood provided history on the Metrocenter area noted that like other wetlands identified in the Metrocenter area, they were created during the construction of the levees and the development of the Metrocenter subdivision.

Mr. Schlicker spoke on the existing low-quality wetlands in combination with Metrocenter-specific grading requirements and how it created a unique hardship that would render the site as being undevelopable if the variance could not be granted. He also noted that because of the significant mitigation efforts, granting of the variance would not have any negative impact on the general public or local or regional water quality.

After discussion during the Executive Session of the Committee on August 2, 2018 and review of the information presented a motion to approve with the following standard Conditions #1-2. The motion carried.

Variance # 201800018 is consistence with most of the development in the Metro Center area that the committee has seen (at least two-to-three projects) within the last five years in the general area on multi-housing. These types of wetlands have been determined as low-quality wetlands by TDEC and granted ARAP's which are noted as man-made wetlands. For this reason the committee feels the variance meets the hardship requirements as they have previously been interpreted by the committee.

1. The Appellant shall have the landscaper who installs the required mitigation plantings to certify to MWS Stormwater – NPDES Office, in writing (referencing Variance # 201800018) 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 August 3, 2019. 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. **201800019**
   Novel Nashville West
   7113 Charlotte Pike — APN 10213000301
   Inspector: (Leigh Nelson) — CD-22 (Sheri Weiner)

APPLICANT'S REQUEST: Is to allow the following:
1. 263 LF of zone 1 stream buffer impact.
2. Installation of 116 LF of impervious surface within zone 2 stream buffer.
3. Continuous moving and maintenance of zone 1 stream buffer along western frontage of the property.
4. Waiver for stream buffer sign installation along western frontage of the property.

APPELLANT: Michael Shmerling (Michael D. Shmerling Partners, G.P.)
REPRESENTATIVE: Brendan Boles (Kimley-Horn)
COMMENTS:
SW STAFF: The conversion of the Zone 2 buffer to a Zone 1 on the northern steam segment helps mitigate the buffer lost due to the sidewalk. Staff does not support mowing the Zone 1 buffer adjacent to the sidewalk impact.
CODES: No comment provided.
PLANNING: Site is zoned CS, defer to Stormwater for review.
GREENWAYS: Defers to the comments of the storm water management committee.

Mr. Brendan Boles (Kimley-Horn) spoke on the proposed multifamily development would include the widening of Charlotte Pike, SR 70, in accordance with the Nashville Major and Collector Street Plan and the requirements of Public Works department for the installation of a west bound left turn lane.

After discussion during the Executive Session of the Committee on August 2, 2018 and review of the information presented a motion to approve with the following standard Conditions #1-2 and Condition #3 were approved and seconded. The motion carried.

1. The Appellant shall have the landscaper who installs the required mitigation plantings to certify to MWS Stormwater – NPDES Office, in writing (referencing Variance #201800019), 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 August 2, 2019. 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. No mowing in the Zone 1 buffer.

IV. ITEMS OF BUSINESS

V. ADJOURNMENT

The meeting adjourned at 8:54 a.m.

Metropolitan Stormwater Management Committee
Approved:

By: _____
Secretary

Date: 9/6/2018