

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

MEMBERS PRESENT:

LUTHER BRATTON, CHAIRMAN
BILLY GEMINDEN, VICE-CHAIRMAN
MIKE HONEYCUTT
CHRIS TAYLOR
TOM TUCKER
JIM WILLIAMS
GENE RHODES

MEMBER ABSENT:

JERRY KIRBY

STAFF PRESENT:

JOSH SUDDATH, DIRECTOR OF DEVELOPMENT SERVICES
KATHY YOUNG, ASSISTANT TO THE DIRECTOR
LEAH MAY DENNEN, COUNTY ATTORNEY
BEN ALLEN, STAFF ATTORNEY
RICHARD JONES, COUNTY ENGINEER

Mr. Bratton called the meeting to order, declaring a quorum with seven members present.

Motion to approve the March 2021 Minutes was made by Mr. Taylor and seconded by Mr. Williams. Motion passed unanimously.

Mr. Bratton asked if there were any changes to the Agenda.

Mr. Suddath stated that Item #5, Retreat at Norman Farm – Amenity Site Plan, has requested a one-month deferral.

Motion to approve the Agenda, as submitted, with Item #5, removed, seconded by Mr. Taylor.
Motion passed unanimously.

At this time, Mr. Bratton asked for comments, asking if anyone wished to speak to any items on the Agenda, other than the Rezoning. There being no one wishing to speak, Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

- 1. RICKY BOBBY PROPERTIES –REZONING & CONCEPT PLAN** – Ricky Bobby Properties, represented by GreenLID Design- 12th Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is seeking a rezoning from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of gaining approval for a proposed Volunteer Fire Department facility, an existing Private Baseball Field and a proposed Industrial/Warehouse building. Subject property is located at **Highway 76, Cottontown, TN, 37048**, is Tax Map 057, Parcel 034.05, contains 5.64 acres and is zoned Rural Residential (RR).

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, April 15, 2021. THIS IS A PUBLIC HEARING.

Mr. Suddath provided an overview of the property, stating that the original intent was to obtain a Special Exception for a Volunteer Fire Department from the BZA. Mr. Suddath explained that the property owners were directed toward a Rezoning, as there is an existing baseball facility and a proposed industrial/warehouse facility in addition to the proposed volunteer fire department facility. Mr. Suddath added that, as this property is in The New Deal area, the industrial/warehousing facility is an appropriate use per the County's Comprehensive Plan.

In accordance with the Zoning Resolution's Public Notice requirements, Mr. Suddath stated that there was a Neighborhood Meeting held on March 10, 2021. Signage was placed along road frontage on State Route 76, the item was advertised in The Gallatin News and The Hendersonville Standard on April 15, and the adjoining property owners were notified by Certified Mail. Mr. Suddath displayed the Public Notice from the paper, a copy of the neighborhood meeting invitation letter and a photo of the sign on the road frontage.

Next, Mr. Suddath displayed an aerial photo of the property, a context map and the PUD Concept Plan. Mr. Suddath explained that parking for the ballpark is not depicted on the Concept Plan, as parking will be off-site. Mr. Suddath stated that this is allowable because the land being used for parking is adjacent, and does not require anyone to cross a street. Mr. Suddath added that if the Rezoning is approved, off-site parking will be required to be depicted on a Site Plan when submitted for approval.

At this time, Mr. Suddath displayed the elevations for the Volunteer Fire Department and the Industrial/Warehouse Building. Mr. Suddath stated that the depicted VFD is a metal building and the Industrial Building appears to be metal and brick.

Mr. Suddath displayed the property location on the County Comprehensive Plan and Major Thoroughfare Plan.

Mr. Suddath then explained the Next General Steps, that if approved:

- Rezoning request will go to the Legislative Committee for 2 readings
 - Note: May be sent back to Planning Commission for study at any time
- Request will then go to Full County Commission for a vote
 - Note: May be sent back to Planning Commission for study at any time
- If approved, rezoning will become effective at that time
- If and when the property owner wishes to construct any buildings on site, a complete engineered site plan submittal will be required that must be approved by the Planning Commission prior to construction.
 - Must contain drainage plans, erosion prevention and sediment control sheets, landscaping plan sheets, driveway access details, signage and others as applicable.
 - All water quality requirements must be met
 - Letter of Credit will need to be provided for landscaping

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

- Sidewalks required per Comprehensive Plan.

Mr. Suddath completed his presentation with example motions, and turned the floor over to Mr. Bratton.

Mr. Bratton asked if the representative wished to speak or add anything.

Zach Baker, GreenLID Design, stated that he had nothing to add, but stated that he is available to answer any questions.

Mr. Bratton opened the Public Hearing.

Mr. Suddath stated that one person had signed up to speak, Richard Lawless.

Richard Lawless stated that his question was answered during the presentation.

There being no one else to speak, Mr. Bratton closed the Public Hearing.

Mr. Honeycutt asked for clarification of the acreage requirements for the Ballpark and how they would be met, as there are other structures present on the property.

Mr. Suddath stated that applicant's first request was for a Special Exception, which would have been under the current Rural Residential (RR) Zoning. Noting that there are not enough acres to receive a Special Exception for the requested and existing uses, Mr. Suddath explained that if the requirements for a Special Exception cannot be met, one may go to the Planning Commission to seek a rezoning. Mr. Suddath stated that the only zoning that would allow the proposed combination of uses is Planned Unit Development (PUD).

There being no further discussion, Mr. Bratton called for a motion.

Mr. Geminden made a motion to provide a positive recommendation to the Sumner County Commission related to a Request for Rezoning and Concept Plan Approval for the Ricky Bobby Properties LLC, PUD, contingent upon the following:

- a) Following approval of the rezoning, the applicant shall submit a commercial site plan package for Planning Commission approval; such site plan meet any and all applicable requirements of Chapter 14 of the County Zoning Resolution.**
- b) Any offsite parking shall be depicted in detail upon the future Site Plan submittal, Seconded by Mr. Honeycutt. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

2. CLEARVIEW ESTATES – SKETCH PLAT (Major) – Ascend Holdings - Represented by GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting Sketch Plat approval for a 70-lot residential subdivision

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

located at Weiss Road and Clearview Road, Cottontown, TN, 37048. Subject property is Tax Map 037, Parcel 030.00, contains 87.19 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, stating that this item came before the Planning Commission in February as “Weiss Road Development”. Mr. Suddath added that significant changes have required that this come back before the Planning Commission. Mr. Suddath explained that this development is proposed to be subdivided in phases, and stated that it is located on Weiss Road and Clearview Road.

Next, Mr. Suddath displayed an aerial photo of the property.

Mr. Suddath stated that the Planning Commission had recommended that four items be added to the Development back in February, and added that all four recommendations, as follows, have been addressed:

- Provide a second connection onto Clearview Road
- Connect proposed roads to adjacent properties
- Add roll over curb (with or without gutter) to the design of the project rather than a regular ditch section
- Add sidewalks and/or other pedestrian amenities to the project.

Mr. Suddath then displayed the Sketch Plat and explained the following for the current submittal:

- Roads: Development would derive access along Weiss Road, and a new connection would be constructed off of Clearview Road
 - Connectivity to adjacent properties is now proposed
 - Sidewalks, with rollover curb and gutter are depicted on the plans
- Proposed lot widths meet all requirements.
- Required open space appears to be depicted upon the plat.
 - Preliminary Plat will need to provide percentage calculations, with 10% of the overall area being the minimum
 - An HOA will be required for this development in order to maintain all Stormwater infrastructure
- Drainage: This development will need to submit an Erosion Prevention and Sediment Control Plan along with Drainage Calculations with submittal of a Preliminary Plat.
 - A Notice of Coverage from TDEC will be required
 - Onsite Detention will be required
 - Stream/wetland determination will be required by TDEC
- Utilities and Fire Protection:
 - 8-inch water line depicted within the property.
 - Multiple fire hydrants will be necessary for this development.
 - A water and fire pressure availability letter has been submitted
 - Lots are to be served by Septic Tanks; TDEC approval required.

Mr. Suddath explained the next steps, if approved, stating that they will need to receive Preliminary and then Final Plat approval from the Planning Commission and will need to submit

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

Drainage Calculations and Erosion Prevention & Sediment Control Plan and meet all other requirements related to Stormwater Management with the Preliminary Plat.

Mr. Suddath completed his presentation with example motions and turned the meeting over to Mr. Bratton.

Mr. Bratton asked if the petitioner had any comments.

Zach Baker, with GreenLID Design, requested that the Planning Commission take into account that they would like to submit the Construction Plans in phases, and would like to bring in the first phase along the Clearview Road frontage as they do not yet have the soils results in for the rest of the property.

Mr. Suddath asked Mr. Baker, for clarification, that they are requesting to develop the road frontage section, first, as it is in a different drainage basin.

Mr. Baker stated that that is correct.

Mr. Suddath stated that the request could be included in a motion.

Motions to approve a Sketch Plat for Clearview Estates, with the following conditions:

a) Applicant shall submit Construction Plans for the overall development, depicting all drainage improvements, as well as drainage calculations and Erosion Prevention and Sediment Control plans concurrent with submittal of a Preliminary Plat for this development, in accordance with the County's Subdivision Regulations.

b) Subsequent Phasing of the Development may proceed with the submittal of any number of Final Plats for the Development, which must be preceded by any required infrastructure installation for such phase.

c) Condition a) notwithstanding, the applicant shall be allowed to bring a separate Phase 1 Preliminary Plat meeting all County requirements to the Planning Commission for the lots along the Clearview Road frontage, with the remainder tract to be brought in as a single overall Preliminary Plat,

by Mr. Taylor, seconded by Mr. Rhodes. Motion passed unanimously, with Mr. Honeycutt abstaining.

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

3. RESUBDIVISION OF LOT 1 OF ANN MARIE THOMPSON – REQUEST FOR VARIANCE/EXCEPTION FROM COUNTY SUBDIVISION REGULATIONS –

Represented by Richard Graves – 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant is requesting a variance from County Roadway Design Standards contained in the County Subdivision Regulations for property located at 4155 Hwy 31E, Bethpage, TN, 37022. Subject property is Tax Map 064, p/o Parcel 025.04, contains 3.99 acres, and is zoned Rural Residential (RR).

Mr. Suddath began by providing a brief history of the property, stating that the Planning Commission approved a Preliminary Plat for this item in January 2021. Mr. Suddath displayed

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

that Plat, showing a cul-de-sac, and explaining that the cul-de-sac will be a county road. Mr. Suddath explained that a condition of approval for the Preliminary Plat was that the “Applicant shall construct the proposed cul-del-sac in accordance with County Specifications, and shall have it inspected and approved by the County, prior to submittal of a Final Plat for this item”.

Mr. Suddath explained that the variance request is to be exempted from the requirement to place a curb at this county roadway, and instead to just construct a ditch area. Next, Mr. Suddath displayed Appendix C of the County Subdivision Regulations regarding the regulatory authority of the Planning Commission, concerning roadway design, reading that ditches are strongly discouraged in the County for new development or subdivision roads, and explaining that they may be allowed in certain contexts.

Next, Mr. Suddath displayed the Construction Plans. Mr. Suddath stated that he had reached out to peer jurisdictions, to find out if our requirements for curb and gutter are in line with other county requirements. Mr. Suddath stated that Wilson County explained that they are requiring curb and gutter for all new subdivision roads.

Mr. Suddath displayed a photo of the property and the Flood Zone map, depicting the property just outside the flood zone. Mr. Suddath stated that Mr. Richard Jones, the County Engineer, could speak to any concerns involving the proposed Construction Plans and the impact on the area.

Mr. Suddath then explained the grounds for a variance, outlined in the Subdivision Regulations and then completed his presentation with example motions.

Mr. Bratton stated that Mr. Richard Jones is available to answer any questions regarding drainage.

Mr. Taylor referenced an item from the February meeting, in which the Planning Commission members reinforced the curb and gutter regulations. Mr. Taylor stated a need to be consistent, adding that he does understand why Judy Hardin does not want to spend the money for curb and gutter.

Mr. Bratton asked for guidance with the motion.

Mr. Suddath stated that if the variance is approved, they would submit modified construction plans with the curb and gutter removed. If denied, the construction plans would remain as submitted, Mr. Suddath stated, and they could move forward and install the curb.

Mr. Bratton asked the petitioner if they wished to withdraw the request.

A representative from Greenlid Design stated they would like to move forward with the vote.

Mr. Suddath stated that Mr. Bandy, the property owner is also in attendance.

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

Mr. David Bandy came forward and stated previous problems with this property, including the railroad. Mr. Bandy added that the state wanted a 2-foot concrete culvert under this road, adding that this bleeds to the creek. Mr. Bandy stated the request for relief from curb and gutter, adding that Judy Hardin prefers not to install curb and gutter, as it is hard to maintain within that circle.

A motion to deny a request for a variance/waiver to the County Subdivision Regulations general requirement that new county roads be constructed with curb and gutter for the Resubdivision of Lot 1 of Ann Marie Thompson Subdivision, based upon precedence, was made by Mr. Taylor and seconded by Mr. Honeycutt. Motion passed unanimously.

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

4. LEWIS HEAD COMMERCIAL PLAZA PUD: DOLLAR GENERAL STORE #22633 – SITE PLAN - Represented by GreenLID Design – 4th Commission Voting District (Jerry Foster and Leslie Schell) – Applicant is requesting Site Plan approval related to construction of a Dollar General Store located at **West Roberts Road, Portland, TN, 37148. Subject property is Tax Map 072, Parcel 035.07, contains 5.05 acres, and is zoned Planned Unit Development (PUD).**

Mr. Suddath provided an overview of the property, stating that the property was approved for a Rezoning on March 15, 2021, by the County Commission. Mr. Suddath stated that with this Site Plan, there is no proposed direct access to State Route 109, adding that all traffic will access West Roberts Road.

Mr. Suddath displayed an aerial of the property and the submitted Site Plan. Mr. Suddath pointed out the detention basin and an access road for the back portion of the property. Mr. Suddath then explained the following points regarding the Roads:

- No direct access to Highway 109
- West Roberts Road is currently a substandard, 18 foot county road
- Site Plan indicates 6 feet of additional width being added along frontage of subject property and the property to the west (shown as Auto Repair in PUD)
 - To be installed during construction
- Improvements in accordance with previously submitted traffic study
- A frontage road is proposed along Highway 109, that will provide access to future development (approved as part of the PUD)
 - To be installed with construction

Next, Mr. Suddath displayed the submitted Roadway Improvements, showing the widening of the roads. Mr. Suddath explained that the developer plans to make all the road-widening improvements during the first phase of this development.

Mr. Suddath then displayed the Grading Plan and noted the following regarding Drainage:

- On site detention and water quality measures depicted on Site Plan, with a Detention Basin indicated
- As proposed will meet all County and State Water Quantity and Quality measures

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

- Drainage plans and Calculations under review by County Engineer at this time.
- Must mitigate the amount of water leaving the site, and must treat it to remove any pollutants
- Water quality basins and other measures must be installed on site
- Must be maintained in perpetuity by property association
- Stormwater Maintenance and Inspection Agreement must be entered into with County
- All water quality measures must be maintained and replaced as required by County Stormwater Staff following annual inspections.

Mr. Suddath displayed the submitted Pre- and Post- Peak Flow Comparisons and explained that the Pre and Post Construction Stormwater Runoff Calculations are currently under review by the County Engineer.

Mr. Suddath stated that the Landscaping appears to meet requirements of the County Zoning Resolution and the PUD Concept Plan, and stated that the additional magnolia plantings along the western property boundary go beyond what is required by the Concept Plan.

Next, Mr. Suddath stated that the new parking requirements contained in the County Zoning Resolution appear to have been met, with 36 required spaces provided (34 + 2 accessible). Mr. Suddath added that while the building is indicated as 9,100 square feet; 9,000 square feet was utilized for the parking calculations.

Mr. Suddath displayed the Landscape Plan and explained that there will be additional buffering required as future phases are submitted. Mr. Suddath then displayed the Photometric Lighting Plan, explaining that this shows the brightness of light as it comes off the site. Mr. Suddath explained that this Plan demonstrates that there will not be a lot of glare on the adjacent properties.

At this point, Mr. Suddath displayed the proposed signage and stated that staff requested, and has received the signage plan sheet depicting signage dimensions, material, etc. Mr. Suddath explained that one 10 foot monument sign is depicted at intersection of SR-109 and Roberts Road. Mr. Suddath stated that the brick material will need to match the building. Mr. Suddath stated that building-mounted signage is also proposed, adding that sign Permits must be obtained for all signs. Mr. Suddath then displayed the proposed Dumpster Enclosure. Mr. Suddath displayed the Architectural renderings of the structure, stating that the exterior is mostly all brick, which was a requirement of the PUD, imposed by the Planning Commission. Mr. Suddath also displayed the Material Examples for the Dollar General.

At this time, Mr. Suddath explained the next general steps, if approved:

- Once construction plans are approved by the County Engineer, a preconstruction meeting will need to be scheduled.
- A Land Disturbance Permit may then be issued

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

- Detention/sediment basins must be installed
- Construction of building and hardscape and road improvements may begin
- Building Permit may be obtained
 - Applicant should clarify phasing of hardscape/road improvements and building construction
- All landscaping must be installed prior to issuance of certificate of occupancy
- Zoning Resolution makes provisions for bonding of landscaping if necessary and issuance of a Temporary Certificate of Occupancy, but this is not preferred.

Mr. Suddath completed his presentation with example motions, and added that if approved, he would like to add a condition (d) that they obtain a bond amount from the Sumner County Highway Department for the public Right-Of-Way development.

Mr. Bratton called on the representative to speak to the phasing of the project, with regards to the road development.

Allison Turner, GreenLID Design, stated that the frontage road will be constructed concurrently with the construction of the building, stating that the Dollar General contractors typically are in and out of a location within 6 months. Ms. Turner added that the infrastructure, especially W. Roberts Road improvements, would be made before moving into the property. Ms. Turner added that the only thing that could linger is the frontage road, adding that that would be up to Planning.

Mr. Bratton called for a motion.

A motion to approve a Site Plan for Lewis Head Commercial Plaza PUD, Dollar General Store #22633 with the following conditions:

- a) Applicant shall, at their sole expense, widen West Roberts Road to County Specifications along the entire frontage of this development to the 24 feet of pavement width recommended in the submitted traffic impact study prior to issuance of a Certificate of Occupancy;**
- b) All depicted landscaping shall be installed prior to the issuance of a Certificate of Occupancy;**
- c) Any request for signage, to include building mounted signage must obtain a Sign Permit meeting the requirements of Chapter 12 of the Sumner County Zoning Resolution;**
- d) Applicant shall consult with the Sumner County Highway Department and shall obtain a bond amount for construction to occur in the public right of way prior to issuance of a Land Disturbance Permit,**

was made by Mr. Honeycutt, seconded by Mr. Geminden.

Motion passed unanimously.

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

5. **RETREAT AT NORMAN FARM - AMENITY SITE PLAN (PHASES 1&2)** – Jones Company of Tennessee - Represented by CSDG – 7th Commission Voting District (Gene Rhodes & Brian Stewart) – Applicant is requesting Site Plan approval related to construction of Subdivision Amenities located at **Anderson Road and Jones Lane, Hendersonville, TN, 37075**. Subject property is Tax Map 138, Parcel 030.00, contains 79.82 acres, and is zoned Planned Unit Development (PUD).

Deferred by the Planning Commission at the Applicant's request.

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

6. **JAMES REECE SUBDIVISION – FINAL PLAT** — Represented by Bruce Rainey - 7th Commission Voting District (Gene Rhodes & Brian Stewart) - Applicant is requesting Final Plat approval for a 3-lot subdivision located at 2898 Long Hollow Pike, Hendersonville, TN 37075. Subject property is P/O Tax Map 123, Parcel 036.00, contains 5.97 acres, and is zoned Rural Residential (RR).

Mr. Suddath began his presentation of this property, by explaining that the Final Plat for this item was approved by the Planning Commission on May 26, 2021, however signatures were never obtained on the plat, and it was not recorded. Mr. Suddath explained that plats expire 180 days after Planning Commission approval, therefore, a new Final Plat approval is required by the Planning Commission.

Mr. Suddath displayed an aerial photo of the property, the Final Plat that was approved in May 2021 and the Current Final Plat.

Mr. Suddath stated that when a Plat expires, the subdivision generally must meet any applicable new requirements that may have come into effect, such as HOA, common open space, etc. Mr. Suddath explained that this Subdivision contains three lots; however, the Planning Commission has noted that these new regulations do not apply for subdivisions that produce only two new building lots. Mr. Suddath stated that this subdivision contains a lot with a house, that will remain, and two new building lots.

Mr. Suddath summarized that the request is to renew the approval of a previously approved plat.

Mr. Honeycutt made a motion to approve a Final Plat for James Reece Subdivision, seconded by Mr. Williams. Motion passed unanimously.

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

7. **SHOLAR TYREE SPRINGS – SITE PLAN** – Epic Escapes - Represented by GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting Site Plan approval related to conducting an Event Venue located at **Tyree Hollow Lane, Hendersonville, TN, 37075**. Subject property is Tax Map 100, Parcel 014.00, contains 61.06 acres, and is zoned Rural Residential (RR).

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

Mr. Suddath provided an overview of the property, by stating that a Special Exception was issued by the Sumner County Board of Zoning Appeals on November 12, 2021, for an event venue on this property.

Mr. Suddath provided a brief history, stating that this came before the Planning Commission, under the old Zoning Resolution, for Site Plan approval last year, and then was denied by the BZA. Mr. Suddath explained that upon returning to the BZA, in November 2021, to request the Special Exception under the new County Zoning Regulations, with much citizen input, the application was found to meet all Zoning requirements and was granted the Special Exception by the Board of Zoning Appeals.

Mr. Suddath stated that this request is to get Site Plan approval.

Mr. Suddath displayed an aerial of the property and the Site Plan. Next, Mr. Suddath displayed the conditions of approval imposed by the BZA, and explained how the conditions have either been met or will be met:

- Applicant shall correct zoning on submitted site plan from “Residential A” to “Rural Residential” (*Addressed on Plan*)
- Applicant shall obtain certificates of Occupancy from the County Building Codes office for all existing structures. (*To be addressed following Site Plan approval*)
- Handicapped parking areas shall be paved with asphalt or concrete; (*Addressed on Plan*)
- Applicant shall provide an engineer’s letter certifying the structural integrity of event area steel platform structure prior to any operation of the facility as proposed (*Addressed; additional follow-up with County Engineer needed*)
- Applicant shall construct required improvements contained in submitted traffic impact analysis prior to any operation of the facility as proposed (*To be addressed following Site Plan approval*)
- Item shall obtain Site Plan approval from the Sumner County Regional Planning Commission in accordance with Chapter 14 of the County Zoning Resolution prior to any operation of the facility as proposed (*Addressed with this submittal*)
- Applicant shall obtain septic approval for event center to meet requirements for 75 people 30 times per year (*Septic permit has been obtained*)
- Applicant shall improve the access drive to a 20 foot width for its entire length (*Addressed on Plan*)
- Applicant shall return to the BZA in 12 months for permit renewal (*To be addressed*).

Additionally, Mr. Suddath highlighted the following, regarding the Special Exception:

- Roads: All traffic from this site will access State Route 258 (Tyree Springs Road)
- Drainage: Applicant states that since this project involves utilization of existing buildings, no Stormwater improvements should be required.
- Existing tree cover to be preserved
- Septic: Septic Permit obtained as required by BZA.

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

- Parking: Applicant states that 25 spaces are provided; maximum attendance is to be 75 guests per applicant
- Meets parking requirements for Minimal Impact Facilities contained in County Zoning Resolution
- 30 events per year planned (most allowed by County Zoning Resolution)
- Applicant provided a Traffic Impact Analysis with BZA submittal
- Applicant provided a Sound Study to BZA as well
 - Sound Study and Traffic Study included in packet.

Next, Mr. Suddath provided the Site Plan, Road Improvements, photos of the property and the existing raised steel platform. Mr. Suddath stated that additional clarification of the engineer's letter regarding the safety of the overhang will be required before a CO is granted.

Mr. Suddath explained the next steps, if approved; the property will then need to obtain any applicable land disturbance, zoning, building and driveway permits from the County/TDOT. Mr. Suddath stated that any Building Plans will need to be submitted to the County Building Codes office for review and approval. Mr. Suddath stated that Certificates of Occupancy are required for all structures to be utilized on site, per the BZA.

Mr. Suddath completed his presentation with example motions, stating that the representative for the applicant is in attendance.

Mr. Bratton asked if the representative wished to add anything.

Mr. Mitchell Lasley, GreenLID Design, stated that he had nothing to add.

Mr. Rhodes referenced the 30 events per year limit, asking who controls this.

Mr. Suddath stated that staff does not police this, however, if we receive a letter stating that there appears to be a violation of the condition, we will request a list of the events held within the past year. Mr. Suddath stated that if there are issues, we will follow up and possibly take action with the assistance of the County law office.

Mr. Rhodes asked if all the previous concerns of the neighbors had been addressed.

Mr. Suddath stated that the neighbors did have concerns, which warranted sound and traffic studies to be conducted for this property. Mr. Suddath stated that the BZA granted the Special Exception, upon determining that all the zoning requirements had been addressed and met.

**A motion to approve a Site Plan for Sholar Event Venue, with the following conditions:
a) All conditions imposed by the Sumner County Board of Zoning Appeals as part of the 11/12/2020 approval of a Special Exception for this item are incorporated by reference**

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

APRIL 27, 2021 5:00 P.M.

and must be met.

b) Additional information related to supporting calculations for steel platform shall be provided to the County Engineer prior to any permit issuance upon the subject property.

c) The Site Plan shall be revised to depict the location of proposed septic system modifications

was made by Mr. Honeycutt, seconded by Mr. Rhodes. Motion passed unanimously.

There being no further business, Mr. Williams made a motion to adjourn, seconded by Mr. Honeycutt.

The meeting adjourned at 5:55 pm.