



**CHEATHAM COUNTY BOARD OF ZONING APPEALS  
MINUTES FOR SEPTEMBER 24, 2012**

Meeting was called to order at 6:19 p.m. by Chairman Larry Nash.

Chairman Larry Nash called for the roll to be taken.

Members Present: Larry Nash, Roy Miles (arrived late), Mary Sneed, Mark Whitworth and Burt Adcock

Members Absent: None

Chairman Nash declared a quorum present.

Others Present: Lisa Fleming, Wayne Reeves, April Odom, Billy Odom, Zach Liff, Jim Murphy, Cheatham County Building Department Director Chris Atkins, Cheatham County Attorney Alan Johnson, Planner Brett Smith and Ashland City Fire Chief Chuck Walker

Mark Whitworth led the Pledge of Allegiance.

Chairman Nash led the Prayer.

**Approval of Minutes and Agenda:**

**\*Motion made by Mr. Whitworth to approve the Minutes for the August 27, 2012 meeting and the Agenda for tonight's meeting as presented and circulated; second by Mr. Adcock. Voice vote carried unanimously by all present (Roy Miles not present at the time). Motion Passed; Minutes for Last Meeting and Agenda for Tonight's Meeting Approved as Presented and Circulated.**

**Agenda Item To Be Heard:**

1. Mr. Wayne Reeves, requesting a Special Exception for construction of a Commercial RV Park. This is in reference to the Cheatham County Zoning Resolution Section 8.050 and 8.070. This request includes both consideration of the use and review of the site plan. Property is located on Chapmansboro Road/Ashland City/TN; Map 48, Parcel 13.01 and is zoned Agriculture. Property is in the 4<sup>th</sup> voting district and is in the AE Flood Area.

**ITEM #1:** Chairman Nash read the item into the record. Chairman Nash acknowledged the arrival and presence of Mr. Roy Miles to the meeting. Chairman Nash opened the Public Forum for this item and allowed the Town of Ashland City Fire Department Chief Chuck Walker to speak. Chief Walker presented the current flows for the nearest fire hydrant to the project site (last three year's report attached in meeting's file). Chief Walker indicated that because the fire hydrant discharges a minimum of 500 gallons per minute of water at a minimum of 20 pounds per square inch residual pressure, the fire hydrant would be a hydrant that could legally be attached to by a fire truck and turn the water pumps on. He continued by saying the next fire hydrant down Chapmansboro Road discharged below the minimum values and it is so due to friction loss in the 6" waterline. He commented that installing a fire hydrant at the back of

the campground would not be wise because it would be a dead-end extension and the line would have to be flushed an inordinate amount to keep the chlorine residual in the line minimized. He further commented that having a fire hydrant right across the street from the campground would be sufficient for fire protection in his opinion because his department has 1,000 feet of 5" diameter hose on his truck that can reach any point on the property. Brett Smith stated that such consideration would negate his comment of a fire hydrant at the rear of the lot. It was discussed that a 4" diameter water line would be sufficient for domestic water service purposes with a double detector check valve assembly and/or backflow prevention device. Ms. Sneed asked Chief Walker about ingress and egress for fire-fighting equipment. Chief Walker said he would need 20' of driveway width and it appeared that the plan had that. Discussion was had concerning modification of the driveway system for the campground and having proper width with a cross-connecting driveway to allow for safer traffic flow within the site. Mr. Jim Murphy, attorney for neighbor Mr. Zack Liff, spoke to ask Chief Walker a question. He asked if the 1,000 feet of fire hose referenced was how far the farthest space was or not. Discussion took place concerning how deep and wide the site was. Chief Walker said about 600 feet is all that is needed based upon the rough dimensions. Discussion took place concerning where a new fire hydrant would need to be placed in order to make sure all spaces were within 500 feet of a fire hydrant. Chief Walker left the meeting for another meeting. Chairman Nash allowed the applicant to speak. Ms. Lisa Fleming spoke on the applicant, Mr. Reeve's, behalf. She stated that the park would not have any tent spaces. She said that it would consist of 25 individual spaces for recreational vehicles with individual sewer and water hook-ups and internal bathrooms. She said they would build it in such a way as to protect the health, safety and welfare of the community and provide accommodations to have the site manned with a full-time employee 24-hours a day. She said she believes this business could benefit the county. She said she believes Cheatham County needs a facility like this would be. Mr. Billy Odom spoke to say he is a neighbor and stated many of his concerns were answered by Ms. Fleming. He said his concern is that the facility not become an attraction for crime, drugs and prostitution like where he used to live in Antioch, TN and that the spaces not be used by transient workers as a permanent living location. He said he has no doubt the applicant would maintain something nice, but is concerned for any possible future owners doing the same. Ms. April Odom expressed the same concerns as Billy Odom. Mr. Jim Murphy spoke on behalf of Mr. Zach Liff, an adjoining property owner. It was established where Mr. Liff's property is relative to this site. He stated that his client's concerns were any adverse impact to the surrounding properties and the protection of the health, safety and welfare of the area. Mr. Murphy continued by asserting one major concern is this property and the road serving the property is located in a flood area and the vehicles could not get out during a flood event. Mr. Liff stated that he has a single-family residence next door to this commercial use. He said that his property is higher than this site and many of the other properties in the area; if a flood takes place, many people would seek refuge on his property putting an impact on his property. Mr. Murphy referenced potential property value impacts by this project. Mr. Murphy asserted this property is too small for such a commercial application. He also expressed concern for

screening of his client's property from this project. Mr. Murphy asserted that the plans need to be presented so as to depict how the fire protection needs will be met. Mr. Murphy expressed concern over the internal road's construction and the lighting for the facility. Ms. Fleming read from the FEMA floodplain construction regulations concerning FEMA's views on recreational vehicles in a flood area. Mr. Atkins stated this project is not a subdivision and the only area of Cheatham County's regulations where a requirement of roads being constructed 1' above the BFE in a flood area is found is in the subdivision regulations and is, therefore, not applicable in this case. Brett Smith presented his planning review comments as detailed in the review document in this meeting's file. This project is not a subdivision and is not allowed to be divided in any way for this application; the sheet titled "final plat" will need to be changed to "final plan". Mr. Atkins stated that he will require an approval of the drop tank sewage system or whatever alternative that is approved by the Tennessee Department of Environment and Conservation. He also stated that he will require the applicant to provide to the Building Office a copy of the ledger recording who has stayed and for how long. He also stated he would require a No-Rise Certification be provided for the development. He recommended that this item be tabled until the applicant addresses all of the comments. Alan Johnson spoke to ask about Mr. Murphy's assertion about the need to raise the internal roads to 1' above the BFE for the FEMA floodplain. Brett Smith stated the only place where such a requirement is referenced is in the Subdivision Regulations concerning the construction of new roads within subdivisions. Mr. Atkins commented that this is not a subdivision or any type of division of land. Discussion took place concerning what "County Road Standards" encompasses, how it relates to the descriptive and specific requirements for the internal roads of a RV campground detailed in the Zoning Resolution and what the County's road standards were. Mr. Atkins stated that the Cheatham County Highway Department has standard roadway requirements and there should be a county resolution as such. Chairman Nash directed Alan Johnson to research this issue due to its impact on this development. Mr. Johnson agreed and said he would research it. Roy Miles asked about someone serving as an on-site manager and where would they live. Ms. Fleming said they lived just down the road and when they weren't on-duty, the owners would be. Mr. Miles asked about the need to have a manager's building or trailer on-site. Ms. Fleming said they would look into what they would do. Mr. Whitworth asked about the approval of any type of dock. Chairman Nash, as employee of the Corps of Engineers, responded that until they receive an application, they do not know. He said it would be classified as a commercial dock. Mr. Whitworth asked about any play areas for children being provided. Brett Smith indicated the open areas shown on the plans right now. Mr. Whitworth asked about the sewage plans and approval. Ms. Fleming stated that it hasn't been approved yet. Mr. Whitworth asked about the need for an electrical and street lighting plan. Brett Smith stated there is no county lighting standard, but a lighting plan should definitely be considered under general conditions of approval. Alan Johnson read the street lighting requirements for a RV campground from the Zoning Resolution. Mr. Whitworth asked about sign requirements. Mr. Whitworth asked about the minimum parking requirements. He asked about what the water table depth in the area is and its impact on utilities. Mr. Miles asked if the applicant was

looking for traffic from the saddle club. The applicant nodded no. Ms. Sneed stated that she is a user of the saddle club and they just drive in and drive out when they are done. Mr. Adcock asked about how public the internal roadways would be and how they would be constructed. Brett Smith said they are private and that is the crux of the issue discussed earlier concerning the roadway construction requirements. Mr. Adcock commented that if the internal roadways are built 1' above flood level, they may be about 12' higher than Chapmansboro Road that serves the entire community so what good is raising them to such a level going to accomplish. Mr. Atkins read the roadway construction requirements for RV campgrounds detailed in the Zoning Resolution; particularly, pointing out the stipulation that roadways shall be adapted to the topography. Mr. Whitworth asked if any type of building was going to be constructed from which to conduct business for the development. Ms. Fleming responded they did not know yet. Mr. Atkins stated that any permanent structure that was planned to be constructed would have to be taken into consideration in the No-Rise hydraulic/hydrologic study. Mr. Murphy interjected that if the owner conducts the business from their home they may have a zoning violation. Ms. Sneed asked about giving an exception for the manager to live on-site 24-hours a day, 365 days out of the year in a RV. Discussion took place concerning the legality of the manager staying year round in a trailer in regards to the Zoning Resolution and FEMA regulations. It was pointed out that the Zoning Resolution may allow one permanent residential structure for occupancy by the owner or manager or family member. Mr. Whitworth pointed out that this board can impose whatever extra conditions it may deem is necessary to protect the health, safety and welfare in accordance with Section 8.070. Mr. Miles commented he did not think this board had enough information to approve this item at this time. Chairman Nash agreed. Discussion took place concerning general design elements of the project. Chairman Nash mentioned that the underground utilities may need to be relocated outside of the proposed pavement. He asked about a contingency for if the sewage drop tanks overflow. Mr. Atkins stated it is contingent on the TDEC review. Chairman Nash asked about containment of stormwater runoff. Brett Smith responded that a State-approved SWPPP plan would be required. He also stated that the population threshold for Cheatham County has not been reached that would require detention/retention of stormwater per Federal guidelines. Chairman Nash also stated that he wants to see a typical graphic depiction of how a RV space will be laid out. **\*\*Motion\*\* Motion made by Mr. Miles to table consideration of this item as a Special Exception pending the applicant addressing all issues and comments per this meeting's deliberations; second by Mr. Whitworth; Voting Yes – Larry Nash, Roy Miles, Mark Whitworth, Mary Sneed and Burt Adcock; Voting No – none; Absent – none; Motion Passed; Consideration of this Item was Tabled**

Having no further business, **\*\*motion** was made to adjourn by Ms. Sneed; second by Mr. Miles. Voice vote carried unanimously by all members present.

**ROY MILES, III – SECRETARY  
CHEATHAM COUNTY BOARD OF ZONING APPEALS**