

b. Acceptance of the BZA Member Annual Training Report:

Mr. Barr included a summary report for each Board member to view regarding Training.

c. Special Exception Request to allow for a Campground on a Parcel located on Bethel Road (RC 125 201.01):

The applicant is requesting a Special Exception to allow for a Campground on a parcel land located on Bethel Rd and approximately one half mile west of the I-65 Exit 104 Interchange.

This 12.86 ac parcel has a long but narrow area of reasonably developable land of about 6.0 acres. The eastern portion is a deep hollow that is planned for walking and recreational paths. The development plan identifies the southern 300 feet of lands fronting Bethel Rd. as reserved for commercial development when adequate domestic and fire protection water becomes available. In the meantime, this frontage area is planned for campground use.

The project is proposed for as many as 100 campground spaces (7.7 spaces/gross acre) with at least the minimum infrastructure and facilities per the City's Codes and the State's Regulations. The applicant is proposing to comply with nearly all of the Campground standards found in Section 90-58 Special Exceptions as practical. Mr. Barr provided the Board with an attached checklist with the agenda.

Mr. Barr is recommending an approval for this Special Exception request subject to the following conditions to allow a 100 unit campground on this Bethel Road parcel identified as RC Map 125 Parcel 201.01.

This Special Exception shall only apply to the applicants, Tim Drowns & Eli Bates, and this parcel. This Special Exception requires the applicants to obtain and follow all local and state permitting and licensing rules, regulations, standards and requirements for "Organized Camps" and "Campgrounds" unless otherwise stated by this board and identified in the attached Checklist. The applicant shall cease campground use and activities on the southern 300 feet of the parcel within 180 days of adequate domestic and fire protection water for Commercial C-3 use becoming available within 500 feet of the parcel.

Vice Chairman Petty asks for a motion to approve the Special Exception for RC 125 201.01. Ms. Nash makes the motion to approve the Special Exception for RC 125 201.01 with the attached conditions per the checklist. Mr. Bolton seconded the motion.

Vice Chairman Petty opened the Public Hearing. There were no comments. Vice Chairman Petty closed the Public Hearing. **Motion carried by Unanimous Vote.**

d. Special Exception Request to allow to Reopen a Campground on a Portion of the Parcel at 7191 Bethel Road (RC 125 238.00):

The applicant is requesting a Special Exception to allow for a Campground to be reopened on a portion of land located at 7191 Bethel Rd known as the Bethel Road Campground.

The applicant is an interested buyer of a 1.65 acre portion of the property. This property is currently an illegal non-conforming "trailer park" (as identified by the Tennessee Department of Health which regulates Organized Campgrounds). At one time this property may have been used as a campground but lost its "grandfather" exemption per TCA 13-7-208.

The buyer will evict ALL tenants, with or without campers and recreational vehicles, and remove all other campers, RV's, other vehicles and any illegal structures. The vacant site will be reconfigured as necessary and brought into City Codes and State Regulations conformity. Permits and Licenses from the City and State will be obtained prior to reopening the campground. Please note: due to certain site conditions, not all requirements standards identified in Section 90-58 Special Exception may be met.

The applicant is proposing to reopen the campground with no more than 25 camp sites (15 camp sites/acre). Please note: the remaining 0.90 acres of the Bethel Road Campground will be retained by the current owner, Mr. Curtis Lannom, and is expected to continue to operate as an illegal non-conforming "trailer park." The City's lawsuit against Mr. Lannom will continue irrespective of this request.

Mr. Barr is recommending approval of this Special Exception request to allow a 25 unit campground on this portion of 7191 Bethel Road identified as RC Map 125 Parcel 238.00. This Special Exception shall only apply to the applicants, Blair Smythe and Sarah Duffy, and this portion of the parcel. This Special Exception requires the applicants to obtain and follow all local and state permitting and licensing rules, regulations, standards and requirements for "Organized Camps" and "Campgrounds" unless otherwise stated by this board and identified in the attached Application Narrative and Checklist.


Vice Chairman Petty asks for a motion to approve the Special Exception to allow to Reopen a Campground on a Portion of the Parcel at 7191 Bethel Road (RC 125 238.00). Mr. Bolton makes the motion to approve the Special Exception to allow to Reopen a Campground with the attached checklist of conditions on a Portion of the Parcel at 7191 Bethel Road (RC 125 238.00. Ms. Nash seconded the motion.

Vice Chairman Petty opened the Public Hearing. There were no comments. Vice Chairman Petty closed the Public Hearing. **Motion carried by Unanimous Vote.**

8. Development Services Department Report
a. Planning & Zoning Activities:

Mr. Barr presents the Commission with a handout of the Development Services Department Report of recent updates pertaining to City.

9. **Board Members Comments & General Discussion:** No comments were made.
10. **Public Comments (Limited to 3 minutes per speaker only for items not on this agenda):** No comments were made.
11. **Next Board of Zoning Appeals Meeting TBD**
12. **Adjournment:**
Ms. Nash makes the motion to adjourn.
Mr. Bolton seconded the motion.
Meeting adjourned at 6:30pm.
Motion carried by Unanimous Vote.


Chairperson LARRY Petty


Secretary Gary Bolton


Recording Secretary Michelle Bernard

5/7/19
Approval Date