MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Monday, July 2, 2018 at 7:00 p.m. at Brentwood City Hall.

Present were Chairman Janet Donahue, Commissioner Ken Travis, John Church, Chris Clark, Carole Crigger, John Magyar, Brandon Oliver, Stevan Pippin, Sonna Robinson and Sandi Wells. Staff present were Jeff Dobson, Jay Evans, Kristen Corn, Steve Foster, Todd Petrowski, Katie Jardieu, Mike Harris, Darek Baskin, and Holly Earls.

Mr. Church moved for approval of the minutes from the June 4, 2018 meeting as written; seconded by Ms. Crigger. Motion passed 8-0-2 with Mr. Pippin and Ms. Robinson abstaining.

Commissioner Travis moved for Janet Donahue to be elected as Chairman; seconded by Mr. Pippin. Approval was unanimous. Mr. Church moved for Stevan Pippin to be elected as Vice Chairman; seconded by Ms. Donahue. Approval was unanimous.

**CONSENT AGENDA**

Item 1: **BPC1805-006 Hillside Protection Overlay Site Pan – Morgan Farms Lot 237, 1871 Charity Drive, Zoning OSRD**

Drees Premier Homes requests approval of a Hillside Protection Overlay site plan for Lot 237 located at 1871 Charity Drive. The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

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| **1871 CHARITY DRIVE – MORGAN FARMS** | |
| Lot Area (sf) | 22,544 sf |
| Total Area of Home (sf) | 4,776 sf |
| Heated Area (sf) | 3,459sf |
| Impervious Area (sf) | 6,184 sf |
| Green Space Provided (%) | 72.6% |
| Green Space Required (%) | 40% |

The plans include brown brick and grey stone, dover grey hardi-plank siding, accent and white trim and columns.  The shutters will be walnut grove brown with weathered wood shingles colored asphalt shingles.

Staff recommended approval of the proposed hillside overlay site plan, to include the residential sprinkler system, as required by Division 14 of the Municipal Code, subject to the following conditions:

1. Provide a tree survey for the lot and show the trees that are to remain and those to be removed.
2. Owner or Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.
3. The plans submitted for issuance of building permit shall include details of the required residential sprinkler system.
4. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
5. Add the following note to the Hillside Protection Overlay site plan;

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on July 2, 2021, unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
5. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
6. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC1806-001 Revised Hillside Protection Overlay Site Plan – Morgan Farms Subdivision, Lot 155, 1847 Barnstaple Lane, Zoning OSRD

Kinwood Landscape & Design requests approval of a revised hillside protection overlay site plan for 1847 Barnstaple Lane. The plans include extending an existing covered porch, adding a fireplace, grill space and a paver patio with a seat wall. Additional landscaping will also be installed. No modifications to the existing grade of the lot is proposed.

Staff recommended approval of the proposed revised hillside overlay site plan subject to the following conditions:

1. Provide a revised transitional lot plan showing the covered porch and patio, the finished floors of the proposed additions and a revised grading plan.
2. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the Hillside Protection Overlay site plan;

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on August 3, 2018, unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
5. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
6. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
7. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
8. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC1806-002 Hillside Protection Overlay Site Plan – Morgan Farms Subdivision, Lot 242, 1900 Chagford Court, Zoning OSRD

Drees Premier Homes requests approval of a Hillside Protection Overlay site plan for Lot 242 located at 1900 Chagford Court. The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

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| **1900 CHAGFORD COURT – MORGAN FARMS** | |
| Lot Area (sf) | 33,827sf |
| Total Area of Home (sf) | 6,479sf |
| Heated Area (sf) | 4,880sf |
| Impervious Area (sf) | 6,293sf |
| Green Space Provided (%) | 81.4% |
| Green Space Required (%) | 40% |

The plans include grey brick and stone as well as dark metal accents and champagne colored trim.  The shutters will be coffee brown and the roof will have weathered wood colored asphalt shingles.

Staff recommended approval of the proposed hillside overlay site plan, to include the residential sprinkler system, as required by Division 14 of the Municipal Code subject to the following conditions:

1. Correct the name of the owner in the title block.
2. Owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.
3. The plans submitted for issuance of building permit shall include details of the required residential sprinkler system.
4. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
5. Add the following note to the Hillside Protection Overlay site plan;

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on July 2, 2021, unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
5. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
6. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
8. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC1806-003 Revised Final Plat – Split Log School Property, 9714 Split Log Road, Zoning R-2

Huddleston Steel Engineering, Inc. requests approval of a revised final plat that subdivides approximately 84 acres into two lots. The school lot, Lot 1 will maintain approximately 71 acres; Lot 2, which was recently rezoned to R-2, has an area of approximately 13 acres.

The property is scheduled to be auctioned on June 30, 2018. The plat was requested by staff to remain consistent with the previously approved plat for the entire school site. The plat is a formality and a courtesy that WCS provides.  The plan is being recorded to establish the building envelope and all easements.

As you know the property includes an area of 12.78.  According to State law any tract having an area of > 5 acres can be divided and sold through a meets and bounds description.  The auction will sell the property using this meets and bounds description, but will inform the buyer of the pending plat.

Staff recommended approval of the proposed revised final plat subject to the following conditions:

1. Add the following note to the plat: “Lot Two is located within the City of Brentwood’s water and sewer service area. City of Brentwood water and sewer service is currently not extended to Lot 2.  Extension of water and sewer service will be required for any existing or new structures and will be at the owner’s expense. Any subdivision of Lot 2 requires the extension of City of Brentwood water and sewer to serve the property at the owner’s expense.”
2. Approval of a final plat by the planning commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
3. Add the following note to the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plat expires on , unless extended by the City of Brentwood.  Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

1. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
2. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
3. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
4. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
5. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 5: BPC1806-004 Final Plat – Traditions Subdivision, Section Two, East Side of Wilson Pike, Zoning OSRD

Ragan Smith Associates requests approval of a final plat for Section Two of the Traditions Subdivision. The plat proposes 27 lots on 37.52 acres.

The proposal includes construction of Charity Drive, which will connect the street to the Inglehame Farms and Morgan Farms Subdivisions.

Section One of the project has been recorded and includes 236 lots on approximately 54 acres.

Staff recommended approval of the proposed final plat, subject to the following conditions:

1. Per previous conditions of approval for the project, add the following note to the plat – “Charity Drive in Traditions shall be connected to Charity Drive in Inglehame Farms when 50% of the lots in Traditions have received their Certificates of Occupancy.  Charity Drive shall not be used as construction access to the project.  Additional traffic calming measures shall be incorporated into the design of Charity Drive, based upon the recommendation of the City Engineer.”
2. Approval of a final plat by the planning commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
3. Add the following note to the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plat expires on , unless extended by the City of Brentwood.  Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

1. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required roadway, drainage, street lighting, water, sewer, buffer landscaping, signage and wall improvements before the plat for the project can be signed by the Planning Commission Secretary for recording. The landscaping security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the improvements.
2. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
4. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
5. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
6. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 6: BPC1804-013 Revised Site Plan – Franklin Road Office Building, 1537 Franklin Road, Zoning C-2

Ragan Smith Associates requests approval of a revised site plan that includes a three-story office building having a total area of 18,485 square feet.

The exterior of the building will be painted brick veneer with composite metal panels.  The front entrance of the building will face in a southerly direction.

Currently, there is a vacant home located on the 1.29-acre tract, having an area of 1,923 square feet, which will be demolished as part of the development plan.

The developer is be required to extend sewer service to serve the future structure.

Staff recommended approval of the proposed revised site plan, subject to the following conditions:

1. A revised final plat to create public utility and drainage easements will be required. The plat must be reviewed, approved and recorded before a building permit will be issued.
2. A site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the site plan;

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on June 6, 2020, unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. All applicable conditions of approval, placed on the project by the Planning Commission on June 6, 2017 shall remain applicable to the development of the property.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Magyar moved for approval of the items on the Consent Agenda; seconded by Ms. Wells. Approval was unanimous.

# REGULAR AGENDA

**Item 1:** **BPC1806-006 Springhill Suites Hotel -- Revised Building Elevations, South Elevations Parking Garage, 138 Wilson Pike Circle, Zoning C-4**

Pinnacle Brentwood LLC, requests approval of revised building elevations for the parking garage at the Springhill Suites hotel.

The revised elevations show the south elevation of the parking garage with the six openings closed with concrete block. In order to meet the requirements of the 2012 International Building Code, which does not allow openings in an exterior wall with less than 3' fire separation distance from the property line.

Drawings and cross ventilation calculations were completed to confirm that the garage meets the criteria for an ”open garage.” Decorative mesh with metal frames will be added to the 15 garage openings on the east elevation of the building. The remaining openings will not be covered.

The portion of garage that has been closed will be faced with EIFS that will match the reminder of the garage.

The City’s Building Official has reviewed the plans and open garage calculations and has determined that the proposal is in compliance with the 2012 International Building Code, Section 406.5 regarding Open Garages.

Mr. Oliver moved for approval of the proposed option two revised building elevations subject to the following conditions being met to the satisfaction of staff:

1. A site plan shall be vested for a period of three years from the date of the original approval.

1. Add the following note to the site plan;

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on May 4, 2020, unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on July 2, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Commissioner Travis seconded; approval was unanimous.

# OTHER BUSINESS

**Monthly Security Report**

Mr. Church moved for approval of the monthly security report; seconded by Mr. Pippen. Approval was unanimous.

# ADMINISTRATIVE INFORMATION

The Planning and Codes monthly report was distributed to the Commissioners.

The July calendar was distributed.

Being no further business, the meeting adjourned at 7:18 pm.

APPROVED: August 6, 2018 Holly Earls Holly Earls, City Recorder