



**Agenda for the Regular Meeting of Board of Commissioners  
Monday, January 27, 2020 - 7:00 pm  
Brentwood City Hall**

Call to Order by Mayor  
Roll Call  
Invocation by Commissioner Smithson  
Pledge of Allegiance to the Flag by Vice Mayor Travis

**Approval or Correction of Minutes**

January 14, 2020

**Comments from Citizens** – *Individuals may comment on any item included in the Consent/Regular agenda or on any other matter regarding the City of Brentwood. All comments should be directed to the Board of Commissioners. Citizens who wish to request that an item be moved from the Consent Agenda to the Regular Agenda for discussion should make that known to the Board at this time.*

Report from City Manager  
Report from the City Attorney  
Reports and comments by Commissioners and Mayor

*Note: All matters listed under the Consent Agenda are considered to be routine and will generally be enacted by one motion. Except for any items that are removed from the Consent Agenda, there will be no separate discussion of these items at this time.*

**Consent Agenda**

1. Resolution 2020-06 - A RESOLUTION AUTHORIZING AN ALTERATION TO THE OSRD DEVELOPMENT PLAN FOR THE BRENTWOOD COUNTRY CLUB SUBDIVISION, for adoption
2. Resolution 2020-07 - A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE TENNESSEE DEPARTMENT OF HEALTH FOR FUNDING FOR THE WILLIAMSON COUNTY HEALTH DEPARTMENT, for adoption

## **Old Business**

1. Other old business

## **New Business**

1. Other new business
  - a. Notice of future appointment of one (1) member to the Board of Zoning Appeals (for information only)

A handwritten signature in black ink, appearing to read "Kirk Bednar", with a long horizontal flourish extending to the right.

Kirk Bednar  
City Manager

Anyone requesting accommodations due to disabilities should contact Mike Worsham, A.D.A. Coordinator, at 371-0060, before the meeting.

## **Brentwood City Commission Agenda**

**Meeting Date:** 01/27/2020

Approval or correction of minutes from Regular Scheduled Commission meeting

**Submitted by:** Holly Earls, Administration

**Department:** Administration

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### **Information**

#### **Subject**

Approval or correction of minutes from the January 14, 2020 meeting

#### **Background**

#### **Staff Recommendation**

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### **Fiscal Impact**

### **Attachments**

Draft Minutes

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# DRAFT

## MINUTES OF REGULAR MEETING OF BOARD OF COMMISSIONERS

### BRENTWOOD, TENNESSEE

The Brentwood Board of Commissioners met in regular session on Tuesday, January 14, 2020 at 7:00 pm at Brentwood City Hall.

Present: Mayor Rhea Little; Vice Mayor Ken Travis; Commissioner Anne Dunn; Commissioner Mark Gorman; Commissioner Susannah Macmillan; Commissioner Regina Smithson

Absent: Commissioner Nelson Andrews

Staff City Manager Kirk Bednar; Assistant City Manager Jay Evans; City Attorney Kristen

Present: Corn; City Recorder Holly Earls

Commissioner Macmillan led the Invocation. The Pledge of Allegiance was led by Scout Troops 86 and 22. Mayor Little administered the Oath of Office for new police officer Max Phillips. Mayor Little presented the 2020 Census Proclamation.

### **Approval or Correction of Minutes**

December 9, 2019

Moved by Commissioner Regina Smithson for approval of the minutes as written, seconded by Vice Mayor Ken Travis

**Vote:** 6 - 0 Approved - Unanimously

### **Consent Agenda**

Resolution 2020-01 - A RESOLUTION AUTHORIZING AN AGREEMENT WITH HARTFORD LIFE AND ACCIDENT INSURANCE COMPANY FOR GROUP LIFE AND ACCIDENTAL DEATH/DISEMBLEMENT INSURANCE BENEFITS FOR EMPLOYEES, for adoption

Resolution 2020-02 - A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE DAVENPORT GROUP USA FOR DEVELOPMENT MANAGEMENT AND PERMITTING SOFTWARE SYSTEM, for adoption

Approval of Issuance of a Certificate of Compliance to Ann Brinkmann/Grape and Grain, LLC for Retail Sale of Alcoholic Beverages at Brinkmann's Wine & Spirits (127 Franklin Road, Ste 120)

Moved by Commissioner Anne Dunn for approval of the items on the Consent Agenda,  
seconded by Commissioner Susannah Macmillan

**Vote:** 6 - 0 Approved - Unanimously

**New Business**

Resolution 2020-03 - A RESOLUTION TO AMEND THE FEE STRUCTURE FOR USE OF  
CITY PARK FACILITIES AND ADOPT THE SHELTER POLICY, for adoption

Moved by Commissioner Regina Smithson for approval, seconded by Commissioner  
Susannah Macmillan

**Vote:** 6 - 0 Approved - Unanimously

Resolution 2020-04 - A RESOLUTION AUTHORIZING AN AMENDMENT TO THE  
AGREEMENT WITH THE PARENT COMPANY TO ESTABLISH FINAL GUARANTEED  
MAXIMUM PRICE FOR THE POLICE DEPARTMENT HEADQUARTERS FACILITY, for  
adoption

Moved by Commissioner Mark Gorman for approval, seconded by Vice Mayor Ken  
Travis

**Vote:** 6 - 0 Approved - Unanimously

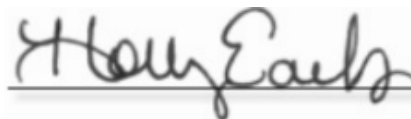
Resolution 2020-05 - A RESOLUTION TO ADOPT AN AGREEMENT FORM FOR  
INSTALLATION AND MAINTENANCE FOR THE FRANKLIN ROAD SOUTH GRINDER  
SYSTEM PROJECT, for adoption

Moved by Mayor Rhea Little for approval, seconded by Commissioner Regina Smithson

**Vote:** 6 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 8:06 pm.

APPROVED \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Holly Earls", written over a horizontal line.

Holly Earls, City Recorder

## **Brentwood City Commission Agenda**

**Meeting Date:** 01/27/2020

Resolution 2020-06 - A Resolution Authorizing Changes to the OSRD Development Plan for the Brentwood Country Club Subdivision

**Submitted by:** Jeff Dobson, Planning & Codes

**Department:** Planning & Codes

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### **Information**

#### **Subject**

Resolution 2020-06 authorizes changes to the OSRD Development Plan for the Brentwood Country Club Subdivision. The modifications propose a re-configuration of the Golfer's Easement located to the rear of 5120 Hershel Spears Circle -- Lot 96. The change results in a 0.09 acre (3,920 sf) increase in the area of the excess open space for the project.

#### **Background**

The attached resolution requests approval of minor revisions to the OSRD Development Plan for the Brentwood Country Club subdivision. The proposed revisions relate to the abandonment of approximately 3,920 sq. ft, (0.09 acres) of the Golfers Easement located to the rear of the existing residence at 5120 Hershel Spears Circle. The proposed change increases the area of the excess open space from 16.79 acres to 16.88 acres. The proposal also moves the rear setback line accordingly. The change is intended to accommodate a planned addition to the existing home on the lot.

The existing home already encroaches into the golfers easement. This encroachment was permitted by the Club and the Association in 1988.

On January 6, 2020 the Planning Commission voted unanimously nine for and zero against (9-0) to approve a revised preliminary plan for the Brentwood Country Club subdivision related to the proposed changes to Lot 96. As part of the review, the Planning Commission also forwarded a recommendation of approval of the corresponding changes to the OSRD Development Plan for the project to the Board of Commissioners.

No other changes are proposed to the plan.

Please note that the Golfer's Easement is included as part of the open space for the subdivision.

Also on the January agenda the Planning Commission approved a revised final plat that included the corresponding revisions to Lot 96. Approval of the revised final plat was

contingent upon approval of the proposed revisions to the OSRD Development Plan.

Because the area of the excess open space is affected, approval by the Board of Commissioners of the corresponding revisions to the OSRD Development Plan is necessary in accordance with the requirements of Section 78-185(b) of the Municipal Code. The reason for the increase is related to the decrease in the area of the Golfers Easement, resulting in an increase in the area of the required open space for the project. Please refer to the revised open space calculations, attached below.

Should you have any questions or require additional information, please contact the Planning and Codes Director.

### **Staff Recommendation**

Staff recommends approval of Resolution 2020-06

### **Previous Commission Action**

On November 25, 2019, the Board of Commissioners voted to approve Resolution 2019-105, which authorized changes to the OSRD Development Plan for the Brentwood Country Club Subdivision. Specifically, the changes related to a modification to the configuration of the Golfers Easement, located to the rear of the structure on Lot 102 -- 5132 Hershel Spears Circle. The change resulted in a 0.02 acre (994 sq. ft) increase in the area of the excess open space for the project.

At its regular meeting of October 22, 2018 the Board of Commissioners voted to approved Resolution 2018-86, which authorized changes to the OSRD Development Plan for the Brentwood Country Club Subdivision. The changes relate to modifications of the existing netting at the driving range.

At its regular meeting of August 27, 2018 the Board of Commissioners voted to approve Resolution 2018-66, which authorized changes to the OSRD Development Plan ofr the Brentwood County Club. The changes relate to the abandonment of a 9-foot wide portion of the Golfer's Easement at the rear of existing home on Lot 97, located at 5122 Hershel Spears Circle. The area of change includes a total of 738 square feet, or 0.02 acres. The remainder of the Golfer's Easement area located at the rear of the lot will remain. The excess open space for the project increased a total of 0.02 acres.

The Golfers Easement is included as part of the calculation of the open space for the subdivision. The Golfer's Easement for the project includes an area of 14.00 acres. The subdivision provides a total of 16.77 acres of excess open space.

On September 25, 2017, the Board of Commissioners approved Resolution 2017-71, which authorized minor changes to the OSRD Development Plan for the Brentwood Country Club Subdivision. Specifically, the plan includes renovations and additions to the existing buildings within the amenity areas, which are located at 5123 Country Club

Drive. The proposal includes modifications to the building area of the clubhouse and the pool/athletic building across the street. The tracts are part of the permanent open space for the subdivision. A total of 2,265 square feet of new building area will be added to the tracts.

On July 24, 2017 the Board of Commissioners approved Resolution 2017-53, which reduced the amount of open space within the subdivision by reducing the area of the "golfer's easement", which is calculated as part of the open space for the project. The proposed modifications will allow an existing patio that currently extends into the easement on Lot 32, located at 501 Midway Circle.

On June 27, 2016 the Board of Commissioners approved Resolution 2016-39 authorizes an alteration to the OSRD Development Plan for the Brentwood Country Club Subdivision to allow for a minor modification of the area of the existing "golfer's easement," located on Lot 98 of the project.

On April 25, 2016, the Board of Commissioners voted to approve Resolution 2016-23, which authorized a 592 sq. ft. (0.01 ac) reduction in the area of the Golfer's easement for the project.

On May 12, 2014, the Board of Commissioners approved Resolution 2014-34, which authorized changes to the amenity improvements within the permanent open space, located at the clubhouse and golf course.

At its regular meeting of January 13, 2014, the Board of Commissioners voted to approve Resolution 2014-01. The resolution authorized several alterations to the OSRD Development Plan for the Brentwood Country Club related to the amenity improvements within the permanent open space for the project.

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### **Fiscal Impact**

### **Attachments**

Resolution 2020-06

Exhibit A -- OSRD Development Plan

Vicinity Map

PC Approved Revised Final Plat -- Not Recorded

Open Space Calcs

Sec. 78-185(b)

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## **RESOLUTION 2020-06**

### **A RESOLUTION OF THE CITY OF BRENTWOOD, TENNESSEE TO APPROVE AN ALTERATION TO THE OSRD DEVELOPMENT PLAN FOR THE BRENTWOOD COUNTRY CLUB SUBDIVISION, TO ALLOW FOR AN INCREASE IN THE AREA OF THE EXCESS PERMANENT OPEN SPACE FOR THE SUBDIVISION**

**WHEREAS**, Section 78-185(b) of the Code of Ordinances of the City of Brentwood, Tennessee requires that any alteration in the permanent use of open space within an OSRD development or in the type or location of structures, facilities or recreation improvements within such open space be submitted to the Planning Commission for its review and recommendation and to the Board of Commissioners for its approval by resolution;

**WHEREAS**, the homeowner's association and the Golf Club of the Brentwood Country Club have authorized an alteration to the OSRD Development Plan for the subdivision, to include modifications to the area of the Golfer's Easement, which is calculated as part of the permanent open space for the project;

**WHEREAS**, the changes involve an decrease in the area of the Golfer's Easement of 3,920 square feet, or 0.09 acres as it relates to Lot 96 of the project, reducing the total area of the Golfer's Easement from 13.98 to 13.89 acres,

**WHEREAS**, the area of the excess open space for the project increased from 16.79 acres to 16.88 acres, and

**WHEREAS**, the Brentwood Planning Commission has recommended that the Board of Commissioners approve the proposed changes to the OSRD Development Plan for the project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That an alteration to the OSRD Development Plan increasing the area of the excess permanent open space by 3,920 square feet, or 0.09 acres for the Brentwood Country Club subdivision is hereby approved, as shown on Exhibit "A", which is attached hereto and made a part of this resolution by reference.

**SECTION 2.** That this resolution shall take effect from and after its passage, the general welfare of the City of Brentwood, Williamson County, Tennessee requiring it.

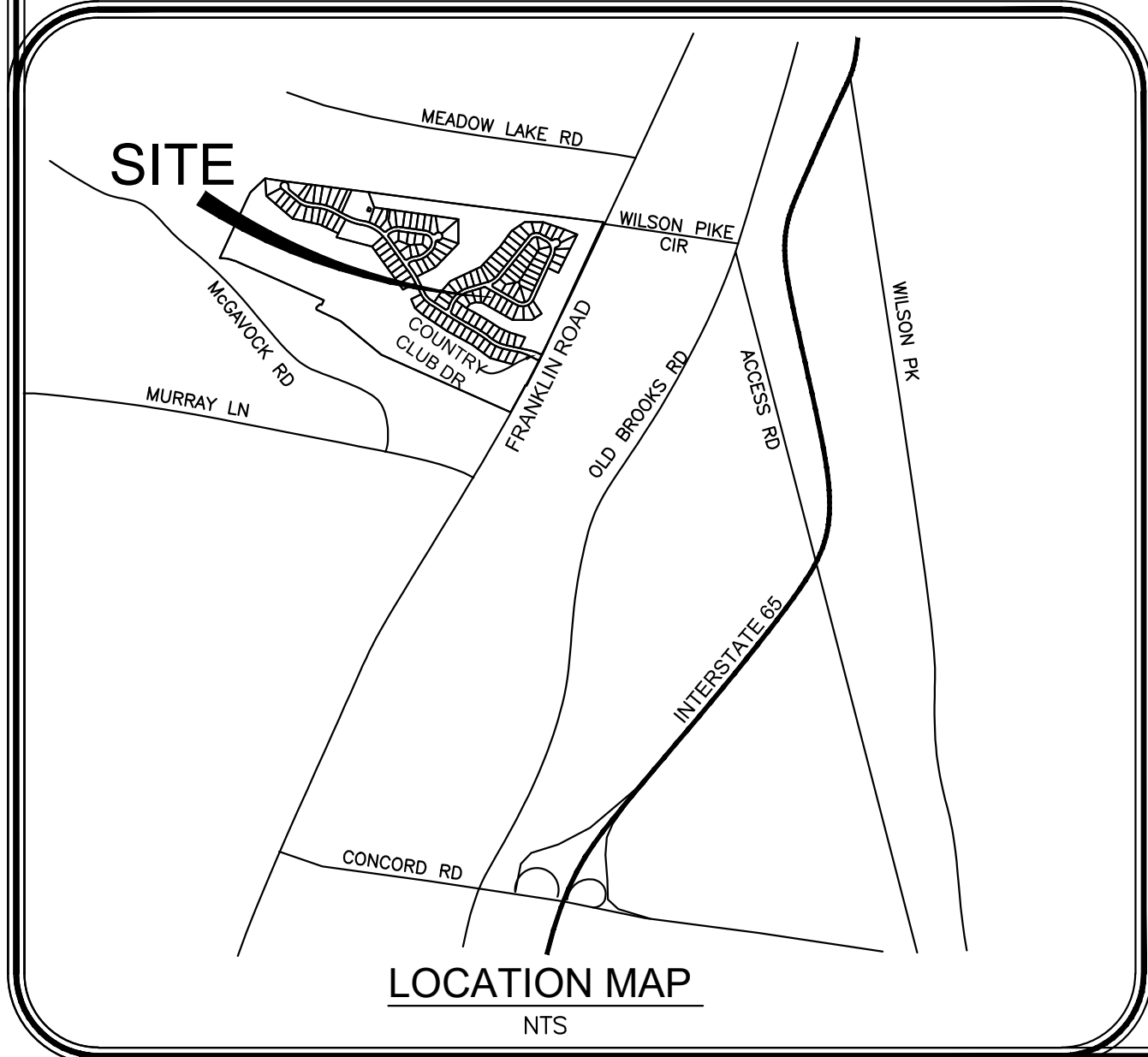
\_\_\_\_\_  
MAYOR Rhea E. Little III

ADOPTED: \_\_\_\_\_

*Approved as to form:*


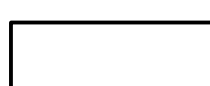


\_\_\_\_\_  
RECORDER Holly Earls

\_\_\_\_\_  
CITY ATTORNEY Kristen L. Corn



**LEGEND**

G = GOLF COURSE AREA  
OS = OPEN SPACE AREA  
H = HISTORICAL AREA

 SLOPE OVER 25%  
 GOLF COURSE  
 OPEN SPACE  
 FLOODWAY

- # GENERAL NOTES AND SITE DATA (STANDARD OSRD)
- 
1. SUBJECT PROPERTY CONSISTS OF:
- | PARCEL REFERENCES FOR RESIDENTIAL |  | PARCEL REFERENCES FOR GOLF COURSE<br>OPEN SPACES AND AMENITY LOTS |  |                          |  |
|-----------------------------------|--|---|--|--------------------------|--|
| MAPS 1-15, 17-86, 88-139          |  | MAP COURSE-OPEN SPACE AREA  |  | AMENITY LOTS 143 AND 144 |  |
| LOT GROUP PARCELS                 |  | GOLF GROUP PARCELS  |  | MAP GROUP PARCELS        |  |
| 1,000 2.00-87.00                  |  | 11P D 1.01  |  | 12L C 1.00 & 21.00       |  |
| 12L C 2.00-20.00, 21.01-57.00     |  |   |  |                          |  |
2. PROPERTY OWNERS: BRENTWOOD COUNTRY CLUB.
3. EXISTING ZONING: OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT).
4. GROSS SITE AREA: 180.17 ACRES.
5. BOUNDARY INFORMATION TAKEN FROM PLATS OF RECORD.
6. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF BRENTWOOD  
MAPPING.
7. NUMBER OF PROPOSED LOTS: 146.
8. PROPOSED DENSITY: 139/180.27 = 0.77 DU./ACRE.
9. MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%.
10. EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES.
12. MINIMUM BUILDING SETBACKS:
- FRONT - 30'
  - SIDE - 15'
  - SIDE ABUTTING A STREET: 30'
  - REAR - 20'
  - ABUTTING PROJECT PERIMETER - 35'
  - ABUTTING MEADOW LAKE SUBDIVISION - 75'
13. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
14. LOTS DESIGNATED AS TRANSITIONAL SHALL REQUIRE DETAILED SITE AND GRADING PLANS REVIEW BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. GOLF GREENS AND GOLF CART PATH LOCATIONS ARE APPROXIMATE AND SUBJECT TO REVISION.
16. THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT SHALL BE SUBJECT TO 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 REOBTAIN APPROVAL FOR 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 6, 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.

## OPEN SPACE TABLE

06/05/2017 REVISED	10/07/2017 REVISED	10/07/2017 REVISED	10/07/2017 REVISED
LOT 10	LOT 10	LOT 14	LOT 14
ESMT REVISION	ESMT REVISION	ESMT & SETBACK	ESMT & SETBACK
05/32 ESMT	07/17/2018 REVISED	07/17/2018 REVISED	07/17/2018 REVISED
LOT 9	LOT 9	LOT 13	LOT 13
PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
05/02/2016 REVISED	07/02/2018 REVISED	07/02/2018 REVISED	07/02/2018 REVISED
LOT 8	LOT 8	LOT 12	LOT 12
ESMT REVISION	ESMT REVISION	ESMT REVISION	ESMT REVISION
03/29/2016 REVISED	06/20/2017 REVISED	06/20/2017 REVISED	06/20/2017 REVISED
LOT 7	LOT 7	LOT 11	LOT 11
PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS

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# OSRD PLAN FOR BRENTWOOD COUNTRY CLUB

DATE:	November 4, 2013
DESIGNED:	K. Guenther
DRAWN:	D. Kirkham
SCALE:	1"=200'
JOB NO.	WK. ORDER
13-060	9781

OSRD PLAN

1



THE PURPOSE OF RECORDING THIS PLAT IS TO REVERSE THE GOLFERS EASEMENT AND REAR SETBACK LINE ON LOT 96.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'

3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0093C, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0093, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

5. EXISTING ZONING: OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT).

6. EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES.

MINIMUM BUILDING SETBACKS:  
FRONT - 30'  
SIDE - 15'  
REAR - AS SHOWN

7. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.

8. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS  $< 1:15,000$  AS SHOWN HEREON.

BY:  DATE: 11/19/19  
CHRISTOPHER J. MABERY, R.L.S. NO. 2483

9. THE OPEN SPACE IS THE SAME PROPERTY CONVEYED TO BRENTWOOD COUNTRY CLUB HOMEOWNER'S ASSOCIATION BY DEED OF RECORD IN BOOK 670, PAGE 193, R.O.W.C.T. AND LEASED TO BRENTWOOD COUNTRY CLUB BY DEED OF RECORD IN BOOK 670, PAGE 214, R.O.W.C.T.

10. THE GOLFERS EASEMENTS AND GOLF CART EASEMENTS ARE SUBJECT TO THE TERMS OF THE QUITCLAIM DEED OF RECORD IN BOOK 670, PAGE 193, R.O.W.C.T. AND WERE LEASED TO BRENTWOOD COUNTRY CLUB BY DEED OF RECORD IN BOOK 670, PAGE 214, R.O.W.C.T.

11. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 670, PAGE, 149, R.O.W.C.T. BY-LAWS WERE AMENDED OF RECORD IN BOOK 1252, PAGE 104, BOOK 1579, PAGE 444, BOOK 2071, 241 AND BOOK 5731, PAGE 406, R.O.W.C.T.

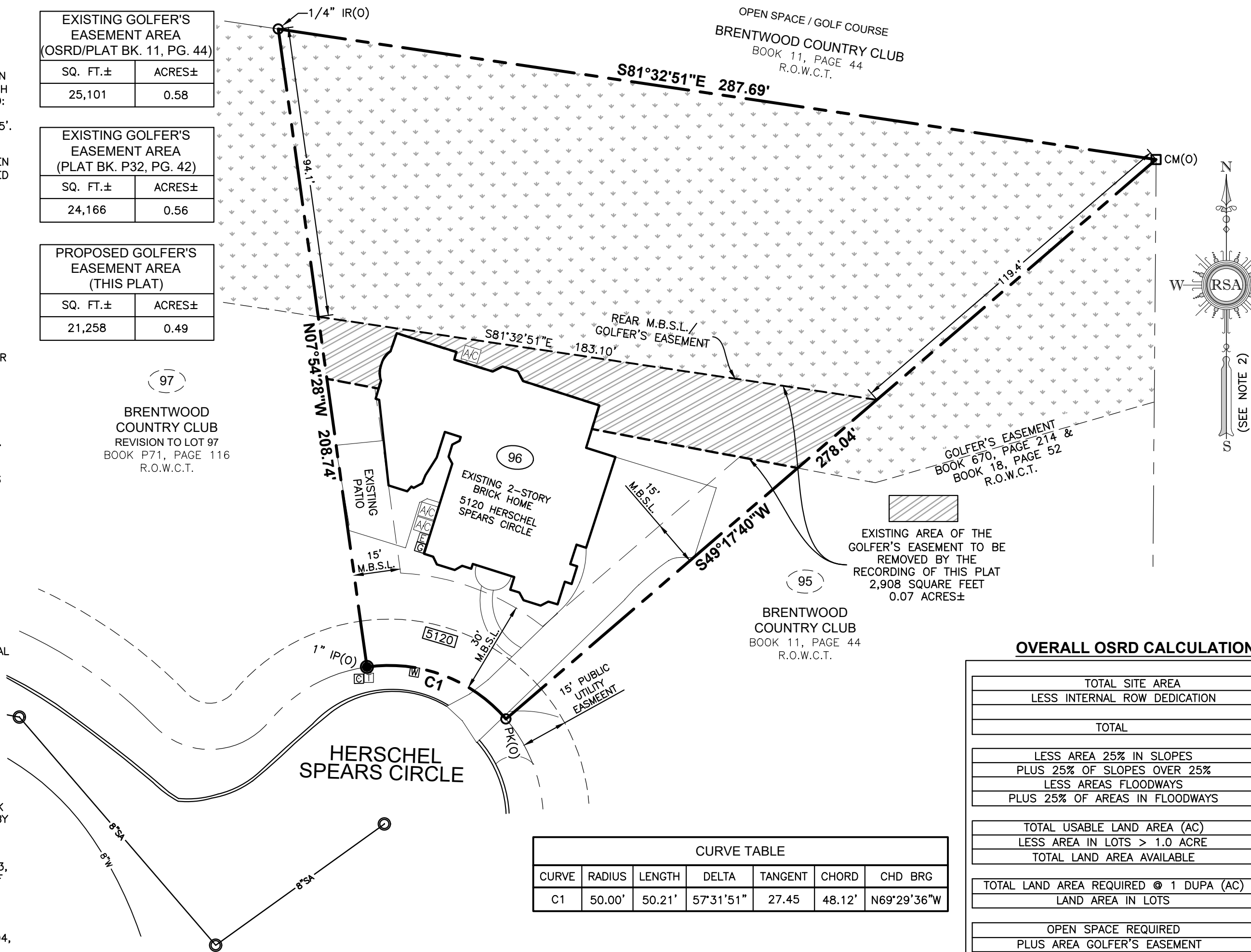
12. MR. JERRY EYLER MADE APPLICATION TO THE BRENTWOOD COUNTRY CLUB HOA ARCHITECTURAL REVIEW BOARD FOR PORCH IMPROVEMENTS. THE APPLICATION WAS APPROVED AND SIGNED BY THE BOARD ON OCTOBER 23, 2019.

13. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 96 AS SHOWN ON THE FINAL PLAT ENTITLED "REVISED LOT NO. 96 ON THE PLAN OF BRENTWOOD COUNTRY CLUB" OF RECORD IN PLAT BOOK P32, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

14. 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, DEVELOPMENTS 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

PROPOSED GOLFER'S EASEMENT AREA (THIS PLAT)	
SQ. FT.±	ACRES±
21,258	0.49

97  
BRENTWOOD  
COUNTRY CLUB  
REVISION TO LOT 97  
BOOK P71, PAGE 116  
R.O.W.C.T.



	IRON ROD (OLD)		TELEPHONE RISER
	IRON PIPE (OLD)		CABLE TV BOX
	PK NAIL (OLD)		GAS METER
	CONCRETE MONUMENT (OLD)		SANITARY SEWER MANHOLE
	WATER METER	—SA—	SANITARY SEWER LINE
	ELECTRIC BOX	—W—	WATER LINE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		STREET ADDRESS
	GOLFER'S EASEMENT		AIR CONDITIONING UNIT
		M.B.S.L.	MINIMUM BUILDING

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	50.00'	50.21'	57°31'51"	27.45	48.12'	N69°29'36"W

BEING PARCEL NUMBER 32.00 AS SHOWN ON WILLIAMSON  
COUNTY PROPERTY MAP NUMBER 12L, GROUP C.

BEING LOT 96 AS SHOWN ON THE FINAL PLAT ENTITLED  
"REVISED LOT NO. 96 ON THE PLAN OF BRENTWOOD COUNTRY  
CLUB" OF RECORD IN BOOK P32, PAGE 42, REGISTER'S OFFICE  
FOR WILLIAMSON COUNTY, TENNESSEE

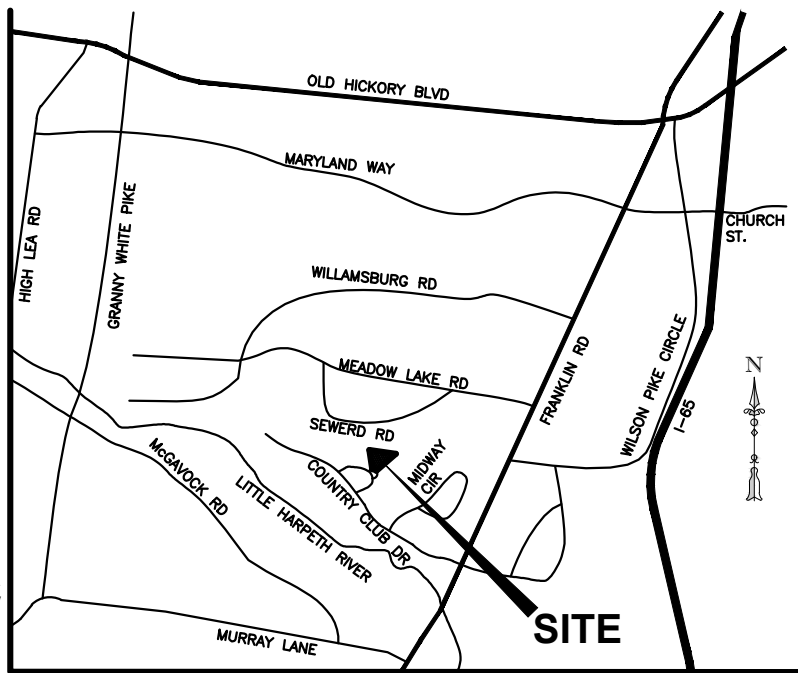
BEING THE PROPERTY CONVEYED TO JERRY M. EYLER AND  
PAMELA B. EYLER FROM VALLEAU R. CARUTHERS BY WARRANTY  
DEED OF RECORD IN BOOK 7668, PAGE 936, REGISTER'S OFFICE  
FOR WILLIAMSON COUNTY, TENNESSEE.

<b>OVERALL OSRD CALCULATIONS</b>	
	ACRES
TOTAL SITE AREA	180.27
LESS INTERNAL ROW DEDICATION	10.50
TOTAL	169.77
LESS AREA 25% IN SLOPES	1.90
PLUS 25% OF SLOPES OVER 25%	0.48
LESS AREAS FLOODWAYS	35.79
PLUS 25% OF AREAS IN FLOODWAYS	8.95
TOTAL USABLE LAND AREA (AC)	141.50
LESS AREA IN LOTS > 1.0 ACRE	0.00
TOTAL LAND AREA AVAILABLE	141.50
TOTAL LAND AREA REQUIRED @ 1 DUPA (AC)	139.00
LAND AREA IN LOTS	53.58
OPEN SPACE REQUIRED	85.42
PLUS AREA GOLFER'S EASEMENT	13.89
TOTAL OPEN SPACE REQUIRED	99.31
GOLF COURSE (OPEN SPACE)	111.02
CLUBHOUSE, RECREATION CENTER	5.17
TOTAL OPEN SPACE PROVIDED	116.19
EXCESS OPEN SPACE	16.88

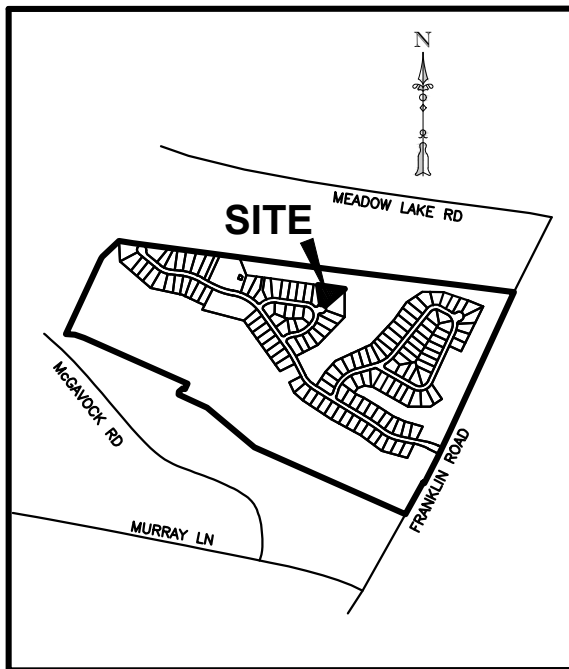
THE GOLFER'S EASEMENT, AS SHOWN ON THE RECORDED  
PLATS, IS INCLUDED AS PART OF THE REQUIRED OPEN  
SPACE FOR THE PROJECT.

**OWNER**  
JERRY & PAMELA EYLER  
5120 HERSCHEL SPEARS CIRCLE  
BRENTWOOD, TENNESSEE 37027  
(615) 491-6594

**SURVEYOR**  
RAGAN—SMITH ASSOCIATES, INC.  
CHRIS MABERY, RLS  
100 E. VINE STREET, SUITE 40  
MURFREESBORO, TENNESSEE  
(615) 546-6050



**VICINITY MAP**  
(NOT TO SCALE)



**KEY MAP**  
(NOT TO SCALE)

RECORDER'S INFORMATION

REVISÉ: NOVEMBRE 19, 2019

**BRENTWOOD  
COUNTRY CLUB**  
REVISION TO  
**LOT 96**

DRAWN BY: C. MABERY/A. REED      DATE: NOVEMBER 4, 2019  
JOB NO: 13-060      W.O: 1702      SCALE: 1" = 30'

**CITY OF BRENTWOOD**  
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 0.79 ACRES± TOTAL LOTS: 1  
ACRES NEW ROAD: N/A CIVIL DISTRICT: 15TH

MILES NEW ROAD:	<u>N/A</u>	CLOSURE ERROR:	<u>1:15000+</u>
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OWNER: JERRY & PAMELA EYLER

SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1" = 30'

A horizontal graphic scale bar with tick marks at 0, 15', 30', and 60'. The segment between 15' and 30' is shaded black.

<b>BRENTWOOD COUNTRY CLUB SUBDIVISION OPEN SPACE COMPARISON</b>			
	<b>8/2018</b>	<b>11/2019</b>	<b>12/2019</b>
<b>Total Site Area (AC)</b>	<b>180.27</b>	<b>180.27</b>	<b>180.27</b>
<b>Less R.O.W. dedication -- Internal streets</b>	<b>10.50</b>	<b>10.50</b>	<b>10.50</b>
<b>TOTAL</b>	<b>169.77</b>	<b>169.77</b>	<b>169.77</b>
<b>Less Areas in 25% Slopes</b>	<b>1.90</b>	<b>1.90</b>	<b>1.90</b>
<b>Plus 25% of slopes over 25%</b>	<b>0.48</b>	<b>0.48</b>	<b>0.48</b>
<b>Less Areas in Floodway</b>	<b>35.79</b>	<b>35.79</b>	<b>35.79</b>
<b>Plus 25% Areas in Floodways</b>	<b>8.95</b>	<b>8.95</b>	<b>8.95</b>
<b>Total Usable Land Area (AC)</b>	<b>141.50</b>	<b>141.50</b>	<b>141.50</b>
<b>Less area in lots&gt;1 acre</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL LAND AREA AVAILABLE</b>	<b>141.50</b>	<b>141.50</b>	<b>141.50</b>
<b>Total Land Area Required @ 1 DUPA (AC)</b>	<b>139</b>	<b>139</b>	<b>139</b>
<b>Land Area in Lots</b>	<b>53.58</b>	<b>53.58</b>	<b>53.58</b>
<b>Open Space Required</b>	<b>85.42</b>	<b>85.42</b>	<b>85.42</b>
<b>Plus Area of Golfer's Easement</b>	<b>14.00</b>	<b>13.98</b>	<b>13.89</b>
<b>Dedicated Open Space</b>	<b>99.42</b>	<b>99.40</b>	<b>99.31</b>
<b>Golf Course Open Space</b>	<b>111.02</b>	<b>111.02</b>	<b>111.02</b>
<b>Clubhouse Recreation Center -- Open Space</b>	<b>5.17</b>	<b>5.17</b>	<b>5.17</b>
<b>Total Open Space Provided</b>	<b>116.19</b>	<b>116.19</b>	<b>116.19</b>
<b>Excess Open Space</b>	<b>16.77</b>	<b>16.79</b>	<b>16.88</b>

**Sec. 78-185. - Development plans and subdivision plats.**

- (b) No deviations from the development plan approved by the board of commissioners shall be permitted, unless a revised development plan is approved as set forth below:
  - (1) Any proposal for a modification to an approved development plan for an OSRD development shall be considered only after submittal of eight copies of a revised development plan including the minimum detail required for review of a new development plan as established in this section.
  - (2) Any of the following proposals shall be submitted to the planning commission for its review and recommendation and to the board of commissioners for its approval by resolution:
    - a. An increase in the total number of single-family lots;
    - b. Any alteration of vehicle access for the development to existing public streets;
    - c. Any alteration to the permanent use of the common open space areas or the type or location of structures, facilities, recreation improvements or public access drives within such open space; and
    - d. Any modification to the special restrictions placed on an OSRD development pursuant to this division.
  - (3) Any other modification to an approved development plan for an OSRD development, including, but not limited to, changes in the future arrangement of internal streets, rights-of-way or lots must be submitted to the planning commission for approval.

**Brentwood City Commission Agenda**

**Meeting Date:** 01/27/2020

Resolution 2020-07 - Authorizing an Agreement with the Tennessee Department of Health for Williamson County Health Department Funding

**Submitted by:** Karen Harper, Finance

**Department:** Finance

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**Information**

**Subject**

Resolution 2020-07- Authorizing an agreement with the Tennessee Department of Health for Williamson County Health Department funding.

**Background**

For many years, the City's annual budget has included \$15,000 towards the operation of the Williamson County Health Department. County health departments in Tennessee provide a variety of essential health services to residents, including child health care, immunizations, and technical assistance to the entire county when there is a potential public health epidemic.

Tenn. Code Ann. § 68-2-605 authorizes municipalities to cooperate with county governments to ensure adequate health care is provided to local residents. The proposed agreement between the City of Brentwood and the Tennessee Department of Health outlines the terms under which the City will provide funding for FY 2020. Note that county health departments are technically divisions of the Tennessee Department of Health, so the City's funding flows through the State to the Williamson County Health Department. The terms of this agreement are consistent with prior year agreements.

**Staff Recommendation**

Staff recommends approval of Resolution 2020-07 regarding funding for the Williamson County Health Department for FY 2020.

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**Fiscal Impact**

**Amount :** \$15,000

**Source of Funds:** General Fund

**Account Number:** 110-44100-82592

**Fiscal Impact:**

Funding of \$15,000 is provided in the adopted FY 2020 Annual Budget.

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### **Attachments**

Resolution 2020-07

Contract No. 2020-006

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**RESOLUTION 2020-07**

**A RESOLUTION OF THE CITY OF BRENTWOOD, TENNESSEE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF BRENTWOOD AND THE TENNESSEE DEPARTMENT OF HEALTH FOR FUNDING FOR THE WILLIAMSON COUNTY HEALTH DEPARTMENT, A COPY OF SAID AGREEMENT BEING ATTACHED HERETO AND MADE A PART OF THIS RESOLUTION BY REFERENCE**

**BE IT RESOLVED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That the Mayor is hereby authorized to execute an agreement by and between the City of Brentwood and the Tennessee Department of Health for funding for the Williamson County Health Department for Fiscal Year 2020, a copy of said agreement being attached hereto and made a part of this resolution by reference.

**SECTION 2.** That this resolution shall take effect from and after its passage, the general welfare of the City of Brentwood, Williamson County, Tennessee requiring it.

\_\_\_\_\_  
MAYOR Rhea E. Little, III

ADOPTED: \_\_\_\_\_

*Approved as to form:*

\_\_\_\_\_  
RECORDER Holly Earls

\_\_\_\_\_  
CITY ATTORNEY Kristen L. Corn

**AGREEMENT**  
**BETWEEN**  
**TENNESSEE DEPARTMENT OF HEALTH**  
**AND**  
**CITY OF BRENTWOOD**

This agreement is entered into this first day of July, 2019, between the Tennessee Department of Health, hereinafter referred to as the STATE and the CITY OF BRENTWOOD, hereinafter referred to as the CITY.

WHEREAS, it is the vision of the Tennessee Department of Health to be in the top ten states in the nation for health, and

WHEREAS, it is the mission of the Tennessee Department of Health to protect, promote, and improve the health and prosperity of the people in Tennessee through the prevention of conditions that may be a threat to health, individually and collectively, and through the treatment of conditions that have already affected the health of Tennesseans, and

WHEREAS, TCA 68-2-901, provides a means for a State and City effort to accomplish these mutual goals through the delivery of health services through the local health departments.

NOW, THEREFORE, in consideration of the mutual promises herein contained, the parties have agreed and do hereby enter into this agreement according to the provisions set out herein:

**A. THE CITY AGREES:**

1. To appropriate a total of \$15,000 for support of the WILLIAMSON County Health Department. This amount consists of:

- a. \$0 Direct-Local funds (for which the CITY shall not be billed); in accordance with item (3) below.
  - b. \$15,000 of appropriation for which the CITY shall be billed in accordance with item (3) below.
2. To use revenues generated from the provision of health services toward the support of the County Health Department
3. To pay the STATE each quarter, one-fourth of the total county funds appropriated for the purposes of this contract as identified in Item 1 (b) above. Payments are to be received by the STATE no later than the last day of the first month of each quarter (Jul. 31, Oct. 31, Jan. 31, and Apr.30 respectively).
4. To report all local deposits and local expenditures to the STATE quarterly on forms prescribed by the Division of Administrative Services, Tennessee Department of Health.
5. To submit to the STATE a duly signed and executed county agreement.

**B. THE STATE AGREES:**

1. To provide a total of \$1,654,100 in support of the WILLIAMSON County Health Department.
2. Upon written request, to provide a reporting of all expenditures and revenues.

**C. BOTH PARTIES AGREE:**

1. It is further agreed that the funds shall be used to pay salary, longevity, fringe benefits, travel, meals and/or lodging and other necessary expenses. The salary and travel, meals and/or lodging payments shall be paid in accordance with State regulations, policies and procedures, and subject to funding availability.

2. The term of this agreement will begin July 1, 2019, and shall extend through June 30, 2020.
3. This agreement may be amended in accordance with procedures established by the Commissioner of the Tennessee Department of Health. All amendments must be reduced to writing.

Approved:



County Health Director

Regional Public Health Director

Fiscal Officer of Local  
Appropriating Authority

Assistant Commissioner  
Community Health Services

Commissioner, Department of Health

**Brentwood City Commission Agenda**

**Meeting Date:** 01/27/2020

Notice of Future Appointment of one (1) member to the Board of Zoning Appeals (For Information Only)

**Submitted by:** Holly Earls, Administration

**Department:** Administration

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**Information**

**Subject**

Notice of Future Appointment of One (1) Member to the Board of Zoning Appeals (For Information Only)

**Background**

At the March 9, 2020 meeting, the Board of Commissioners will appoint one (1) member to the Board of Zoning Appeals (BZA). The appointee will each serve a three (3) year term expiring March 31, 2023. The position on the Board is currently held by Clellon Loveall. Applicants must be residents of the City of Brentwood.

Applications must be submitted by February 14, 2020 to the City Recorder at the Brentwood City Hall, 5211 Maryland Way, by mail to P. O. Box 788, Brentwood, TN 37024-0788 or online at the City's website, [www.brentwoodtn.gov](http://www.brentwoodtn.gov).

Notice of the upcoming appointment and process/deadlines for applications will be published in the "Williamson" section of *The Tennessean*, posted on the City's web page, and on the Brentwood City Government Cable Channel (BTV).

**Staff Recommendation**

n/a

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**Fiscal Impact**

**Attachments**

*No file(s) attached.*

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