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February 4, 2015

Williamson County Zoning
1320 W. Main St.
Franklin, TN 37064

Re: Letter of Intent
Request for Equestrian Special Use Permit at 1845 Carter's Creek Pike

Dear Williamson County Zoning:

We are submitting this letter to request a Special Use Permit for the development of this 78.6 acre land parcel into a premier equestrian sport park. We plan to build out the park in two phases.

- Phase 1 (P1): (39) stall barn, tack & bathing facility, indoor riding ring, outdoor riding ring, group & private pastures, dry lots for exercise and turnout in inclement weather and storage building with (2) caretaker apartments
- Phase 2 (P2): P1 Storage building converted to lesson/schooling tack & bathing facility, new utility/storage building added with possible addition of 3rd caretaker apartment, cut riding trails on hillside and possible 2nd outdoor arena

In the past, this land was used by the current owners for cattle farming with some fields. Now portions of the land are leased out for planting/harvesting field crops. It appears to be zoned MGA-1. Our intent is to keep the current zoning classification and apply for a special use approval. The attached appendices provide further detailed information of our preliminary development and operation plans. The information is meant to facilitate Williamson County's zoning board in providing us feedback and streamlining the application review and approval process.

We appreciate the opportunity to work with Williamson County to evaluate and possibly improve upon our plan for land development into an equestrian park contributing to county aesthetics, resident enjoyment, local jobs and support of local 501(c) charities.

Sincerely,

Camille T. Schaefer

Camille T. Schaefer

Schaefer Equestrian Park

Partnership

Stephanie Hall – Equestrian Management

Stephanie has over 35 years equestrian experience and 25 years' experience as a professional trainer and managing rider lesson and horse training programs as well as a horse lease and sales business. She will provide consultative input for the build-out and operations management of the facility. Additionally, she will relocate her existing lesson/training/horse lease & sales business to the equestrian park and work in conjunction with the Schaefer's to deliver mutually beneficial growth for the equestrian park and her business.

Park Operation

Hours of Operation

- Open 7 days a week year around
- **Primary Hours:** 8am – 9pm for general activity such as lessons, riding, camps, shows, farrier, vets and deliveries/pickups
- **Special Hours:** Overnight hours starting at the 9pm primary hour close until the 8am open for trainers, emergency veterinary, caretakers and boarders

Park Activities

- **Horse boarding** – Private stall board with private or buddy pasture turnout and option for full horse care
- **Riding lessons** – Beginner and advanced; Child and adult
- **Training rides** – Professional training rides for show horses
- **Trail riding** – Service offered to boarders and riders actively involved in the lesson program
- **Summer camps** – Available for boarders, lesson riders and general public
- **Horse shows** – Open to boarders, lesson riders and other local area equestrian facility riders
- **Horse lease & sales** – Horses for lease are owned by Schaefer family or Stephanie Hall; Sale horses brokered by Stephanie Hall

Sound & Aesthetics

It is our intent to be respectful of the surrounding property owners by creating a site plan that locates buildings in such a way as to minimize sound, select materials and building styles that are aesthetically pleasing, leave existing or add landscape foliage where needed to minimize sound and enhance aesthetics.

People, Vehicles and Animals

Primary Hour People/Vehicle Count

- Hours 8am – 3pm week days during the school year could average **4-10 people and vehicles** at any given time. This will consist mostly of employed caretakers, trainers, deliveries/pickups (hay delivery, stall waste pickup, etc.), horse care personnel (veterinary, farriers, chiropractors, etc.) and adult riders.
- Hours 3pm – 9pm week days during the school year could average **6-20 people and 6-12 vehicles** (many of the riders are children driven by parents) at any given time. This will mostly consist of employed caretakers, trainers, lesson and boarder riders and spectators.

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- Weekends during good weather months (March thru Oct/Nov) could average **6-28 people and 6-15 vehicles** at any given time. This will consist of employed caretakers, trainers, lesson and boarder riders and spectators.
- Weekends during cold weather months (Parts of November thru February) could **average 5-15 people and 5-10 vehicles** at any given time. This will consist of employed caretakers, trainers, lesson and boarder riders and spectators.

Special Hour People/Vehicle Count

Overnight hours after primary hour closing and before reopening, there could be 2-3 caretakers living on the property. Trainers or boarders may also provide after hour care and medication on an as needed basis. Veterinary services may be required for emergency situations. Therefore, typically there would be **2-3 people overnight with the possibility of 1-2 additional** coming by for special animal care situations. There could be between **2-5 vehicles** at any given time and at least **2 vehicles overnight**.

Special Events

We would like to host between 2-4 horse shows at the equestrian park each year. These will be small local shows where our horses/riders and other local barns will bring horses/riders to participate in the event. These events will be scheduled on weekends for 1 to 2 days each event. Activity at the park will typically begin around 7am and wrap-up by about 5-7pm. It is anticipated between 25-50 riders will participate in the event over the course of 1-2 days with staggering of arrivals and departures based on the event schedule. More than half of these rider/horse participants will be existing riders and boarders of the barn, so only 10-25 horses/riders would be trailored in from local area barns for the days' events. Therefore, at any given time during the event, there could be **approximately 50 – 75 people attending** (this includes staff, trainers, riders and spectators).

Animals on Property

This facility is planned to hold up to **39 stalled horses** and at full capacity may have **up to an additional 10 outside horses**. The outside horses will not have an indoor overnight stall and will be in large group horse pastures, but will have access to a covered shelter for protection from extreme inclement weather. The stalled horses will have daily or nightly turnout in private or buddy pastures and turnout in dry lots during extreme wet weather to insure they have exercise/playtime daily without tearing up grazing pastures.

The numbers above were derived based on the Williamson County Ordinances as read requiring minimum of 1 stall for every 2 horses kept overnight and 2 acres of land for every stall. Therefore, with this land measuring 78.6 acres, we've limited the number of stalls to 39.

Property Vehicles

Horse Trailers – 1-2 trailers will be parked behind/beside the barn/indoor for regular barn operations. During show events, additional trailers (approx. 6-8) will temporarily be parked during the time of the event. These will be located behind/beside the barn/indoor.

Golf Carts – Trainers and staff will use 1-3 golf carts to more easily get around the property. These will be parked behind/beside the barn/indoor.

Farm Equipment – 2-5 tractors/hauling trailers/mowers will be housed in the storage building and/or parked behind/beside the storage building and barn/indoor.

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Plans for Growth – It is anticipated that as the park grows and reaches full animal capacity, there will be a need for additional parking/storage space for horse trailers and farm equipment. Therefore, we have identified a space on the site plan for clearing the land, graveling the area and building a more secluded storage building. This space and building will be used for these type vehicles to provide an out of sight location for these type of utility vehicles.

Employees and Staffing

Caretakers – At full capacity, we plan to have 3-5 caretakers on staff to provide essential horse board care (feed, turnout, clean stalls, grooming, etc.) and maintain the property and facilities. It is anticipated 2-4 of these staff members will live in apartments on the property to for security and emergency care 24x7x365.

Barn & School Program Manager – Camille Schaefer will fill this role for oversight and management of the property, facilities and staff (caretakers and schooling program trainers).

Trainers – 1-3 mix of part-time and full-time will be employed by the equestrian park for the beginner lesson/school program and 1-3 mix of part-time and full-time will be employed by partner, Stephanie Hall, for the advanced lesson/show program.

Water and Waste Management

Water Supply

This property has an existing natural spring with an inactive pump that was used previously for the house on the adjacent property and the farming of cattle and crop fields. It is our intent to reactivate the pump for the spring and to dig additional wells for ease of water proximity. We will work with Henry Drilling, LLC for all water supply and septic needs as they have completed all previous pump and well drilling work on this and the adjacent properties, so they are very familiar with the area of land.

Spring Water

Reactivate existing pump on the spring and re-route existing underground pipes to location of main barn. This water source will be used for all of the barns water needs such as, drinking, cleaning, bathing, etc.

Well Water

A well will be dug in close proximity to the storage/apartment building at the front of the property. This will be the water source for the storage building and the apartments attached to this building. A second well may be dug in close proximity to the barn/indoor facility should the spring water prove inadequate for this facility's usage rate.

Rain Water

We intend to bury under water storage tanks in close proximity to the barn/indoor facility for the capture and use of rain water coming from the large roofs of these buildings. This rain water is to be used for landscape and pasture irrigation as well as watering of the riding arenas.

Waste Water Management

Sources

The barn/indoor facility will have 2 bathrooms (2 toilets and possibly 1 shower), 4 horse indoor wash racks. The storage/apartment building will 2 bathrooms (1 bathroom per apartment with 1 toilet and shower per bathroom) and a small outdoor wash rack configuration to accommodate bathing up to 4 horses at a time.

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Drainage

All bathrooms drainage will be constructed to Williamson County housing codes. Indoor and outdoor horse wash racks will have drainage piped to septic tanks. Each wash rack will have a drain pipe bucket trap and a drain cover. The drain cover is intended to prevent large debris from entering the pipe and the bucket trap underneath the cover is intended to further catch finer debris from entering the drain pipe and prevent clogs and sewage backup.

A drainage system may also be installed in the barn between the stall fronts and to the aisle ways to allow for infrequent deep cleaning/hosing of the stall and aisle floors. This drainage would have a removable screen cover and a bucket trap at the point the drain pipe meets the main drain to the septic tank to further catch smaller debris and prevent clogs and sewage backup.

Septic

An underground septic tank will be installed at the storage/apartment building and another septic tank will be installed at the barn/indoor facility. The tanks would be the size required by Williamson County. It is anticipated they will be a minimum of 1,000 gallons or larger.

Waste Management

Storage for Stall Waste

We plan to build a concrete storage location at the back/side corner of the indoor arena building. This location is chosen to keep the smell and aesthetics more contained and hidden away from the people activities. It will provide easy access from the gravel road for the removal company and keeps waste a great distance from any water sources to prevent runoff. This storage area will consist of a concrete pad with a back and 2 side walls in a U-shape of approximately 25ft deep by 12ft wide. The front will remain open for easy access during removal. We will plant shrubs as needed to provide cover and improve aesthetics of the storage area.

A tarp cover will be kept on top of the storage pile to reduce smell, fly production and leachate by keeping out rain moisture. The tarp will also help keep the pile temperature high during warm months to help cook down the waste allowing more waste to be added to the structure for storage over time.

We evaluate the most effective way to manage the leachate generated from the waste while in the storage location. It will be handled in one of two ways:

- 1) **Drainage pipes** will be run to the septic tank to insure leachate is captured and not able to runoff into the surrounding soil
- 2) **Natural berm** will be built around the structure with drainage structured to direct leachate specifically to the berm areas. This will allow the leachate to be naturally absorbed into the berm soil without any risk of runoff into water sources

Removal

We will contract with a local composting company for removal of the waste material as it builds up in the storage location.

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Alternate Use

Manure is a natural fertilizer with many benefits, however, when allowed to remain concentrated in an area, the chemical makeup can hurt the soil and organic growth. Therefore, we plan to use a harrow rake through our pastures to break up the manure and spread the small pieces around the pastures for drying and fertilization back into the soil. The benefits of this process will reduce fly production due to the drying process not allowing the eggs to hatch and increase the healthy grass of the pasture through the natural fertilization process.

Facility Structures

Buildings

Horse Barn

- Measurement – 84' x 200'
- 39 horse stalls (perimeter 12x12; interior 12x14)
- Minimum 16' wide aisles to minimize risk of injury to horse or persons
- Office and lounge space
- Bathroom
- Ancillary Spaces – Tack rooms, short-term hay and bedding storage, laundry room, feed room, storage closets

Tack/Wash Building

- Measurement – 36' x 100'
- 4 wash racks
- 8 grooming bays
- 16' wide aisles to minimize risk of injury
- Bathroom (possibly with shower)
- Storage closets

Indoor Riding Ring

- Measurement – 100' to 125' x 200' to 240'

Storage/Apartment

- Measurement – 60' x 84'
- 10 – 14x28 out paddocks (5 on each side of building) with 12' roof overhang to provide weather protection for pasture lesson horses
- 2 Apartments – Each apartment is 24' x 30' with kitchenette, living room, bathroom and 2 bedrooms

Pastures & Outdoor Riding Ring

- Outdoor arena measuring approximately 150' x 300'. Possibly with lighting
- 2 large group horse pastures
- 6-8 dry lots approximately 30' x 40' (for exercise turnout in inclement weather to protect grass in pastures and prevent horses from injury in mud)
- 1 large dry lot for lunging and exercise
- 18-30 Private and buddy pastures

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Driveways

Truck & Trailer Entrance

Gravel road/drive running adjacent to property line to be used by large service trucks (e.g., construction, farrier, waste removal, etc.) and horse trailers. This access road is located further from the bend in Carter's Creek Pike and is on the straight section of Carter's Creek Pike to provide safer pullout for large trucks and trailers with a need for greater viewing distance due to their need to pull out slowly. This road is also located to the back and side of the barn allowing for easier access for services such as farriers, waste removal, etc.

Main Entrance & Parking

The 2nd entrance is on the far side of the property and is already an existing entrance with a partially paved drive. It is our intent to build out this entrance as the main entrance for riders and boarders by extending the existing pavement further into the property and then transitioning to gravel at the entry gate. A later phase may be to convert gravel drives and parking to concrete. Parking areas will be provided in the front and side of the barn and the storage building.

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Appendix B

Construction Materials

Buildings

- Steel beams
- Wood trusses
- Aluminum roof and siding
- Concrete foundation and flooring with rubber mats to prevent slipping

Fencing

- Perimeter fence is wire between wood panels a few inches into the ground to prevent rodents and wild dogs from entering pastures.
- Four board wood fence in areas of greatest view of aesthetic purposes
- Electric fence in less viewable areas

Riding Ring Footing

- Sand or small pebbles for dry lot paddocks
- Sand mix for outdoor arena with French drain at perimeter for proper drainage

Sample Facades

The following are samples of aluminum building facades similar to the style we plan to build. Exact colors and manufacturer have not yet been selected, however, these are all within the aesthetic standard looking to attain.



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Catherine Powers

From: Gossett, Thomas E. <TGossett@bassberry.com>
Sent: Friday, April 03, 2015 12:47 PM
To: Catherine Powers
Cc: Seehorn, John; Camille Schaefer (camille_schaefer@yahoo.com) (camille_schaefer@yahoo.com); monteschaefer@yahoo.com
Subject: Information for Schaefer Parcel Annexation
Attachments: 209100-000(2015-04-03 12-40-52).pdf

Catherine,

Please find below the requested description of the proposed annexation area as well as the contiguous City of Franklin property. I have also attached a map from the Williamson County Property Assessor website depicting the two pieces of property. Please feel free to let us know if you have any additional questions or requests. Thanks!

The proposed annexation area is located at 1845 Carters Creek Pike, with site map # of 077, parcel # of 03400, total acres of approximately 78.69, and is contiguous with the City of Franklin property with a site map # of 077, parcel # of 03300, address of Horton Lane.

Thomas Gossett
Associate

BASS BERRY + SIMS P.L.C.

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Contiguous City
of Franklin property

Proposed annexation
area