



Agenda
Gallatin Regional Board of Zoning Appeals

Thursday, November 20, 2014
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

Regional Board of Zoning Appeals - 5:30 p.m.
CITY HALL

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes – October 30, 2014**

REGULAR AGENDA

1. **GRBZA Resolution No. 2014-05** **PC0347-14**
AFRICA HOUSE
AFRICA HOUSE

PUBLIC HEARING
THE OWNERS AND APPLICANT ARE REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.060.C, FOR GROUP ASSEMBLY LIMITED, FOR WEDDINGS, MEETINGS, AND SOCIAL EVENTS, PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP #149//PART OF PARCEL 001.03).
2. **OTHER BUSINESS**
3. **MOVE TO ADJOURN**

ORIGINAL

MINUTES OF THE GALLATIN
REGIONAL BOARD OF ZONING APPEALS
MEETING

October 30, 2014

MEMBERS PRESENT

James Robert Ramsey, Chair
Larry Maynard, Vice Chair
Betsy Hawkins, Secretary
Dr. Rick Orgain
L.K. Lannom

STAFF PRESENT

Bill McCord, Director of Planner
Katherine Schoch, Assistant Director of Planning
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants

The Gallatin Regional Board of Zoning Appeals met in a regular meeting on Thursday, October 30, 2014 at 5:30 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. James Robert Ramsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Mr. William McCord, Director of Planning, led the opening prayer and Chair Ramsey led the pledge of allegiance. Ms. Mudrak called roll.

Approve Prior Minutes

Ms. Hawkins motioned to approve the minutes from the September 25, 2014 Gallatin Regional Board of Zoning Appeals meeting as corrected. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Item 1

GRBZA Resolution No. 2014-04 – PC0347-14 – Africa House Public Hearing – The owner and applicant request re-approval of a Conditional Use Permit per Section 15.06.080.C, for a Bed and Breakfast Home and approval of a Conditional Use Permit per Section 15.06.060.C, for Group Assembly Limited, for weddings, meetings, and social events, per the City of Gallatin Zoning Ordinance, on a 15.85 (+/-) acre parcel zoned Agricultural-Residential (A) located at 1021 Odoms Bend Private Court (S.B.E. Tax Map 149//part of parcel 001.03).

Ms. Katherine Schoch, Assistant Director of Planning, presented the staff report and stated the owner and applicant are requesting two Conditional Use Permits, one for a three (3) guest room Bed and Breakfast and one for a Conditional Use Permit for Group Assembly Limited. The property is currently zoned Agricultural-Residential (A). The property owner would like to re-open the existing bed and breakfast home to the public and make it available for other

types of gatherings including weddings, meetings and family reunions. No additional buildings are proposed at this time.

Ms. Schoch said this property was approved for a Conditional Use Permit for a bed and breakfast with four (4) guest rooms. During the recent review staff found that four (4) guest rooms is not in compliance with the zoning ordinance. The applicant is asking for only three (3) guest rooms to be in compliance with the zoning ordinance. An existing barn on the property would be a part of the Group Assembly Limited use with a limited capacity of 130 people.

Ms. Schoch showed an aerial view of the driveway access, which is shared by other property owners in the area. Staff suggests that the Regional Board of Zoning Appeals may want to discuss a possible joint maintenance agreement for the road.

Ms. Schoch said the parking spaces meet the requirements of the bed and breakfast; however, if the Group Assembly Limited use is approved there is a requirement of an addition of 33 parking spaces, including two (2) handicapped spaces. Some of the area residents have expressed concern over the location of the parking lot.

Ms. Schoch said staff is supporting the uses, but there is a concern about the existing septic system. The applicant would be required to submit detailed plans to the Sumner County Environmental Office to be sure the sewer system could accommodate the amount of people proposed. Also, plans must be submitted to the Castilian Springs Water District.

Ms. Schoch said staff recommends approval of Resolution 2014-04 with the conditions listed in the staff report.

Mr. Maynard recused himself from the vote so that he may speak as a resident on this item.

Rick Thurman, with the Trinity Group, representing the applicant, introduced Dr. Saban Quao the property owner. Mr. Thurman said the applicant wants to re-open the establishment. Mr. Thurman said the barn building could accommodate 130 people based on the code for the Group Assembly Limited at the recommended of the Gallatin Codes Department and the Gallatin Fire Department. Mr. Thurman said the amount of people would be far less at any given time.

Chair Ramsey asked if there was anything the applicant disagreed with in the staff conditions. Mr. Thurman said he agreed with all conditions and there is a maintenance agreement already in place that would be updated for the common road that would be updated.

Chair Ramsey opened public hearing.

Mr. Mark Hill, 319 Odoms Bend Road, said his property adjoins the Africa House property immediately to the west. Mr. Hill said he bought this land because it is peaceful and quiet and he is against any commercial business in the area because of the noise and the lights.

Mr. Jay McMillan, said his property adjoins Mr. Hill's property and he questions what the future ruling on constructing or allowing out buildings on the property and who would restrict this. Ms. Schoch said there was discussion about adding buildings to the property at the Planning Commission work session and the Planning Commission was not favorable towards those changes. The Regional Board of Zoning Appeals is just considering the Bed and Breakfast Conditional Use Permit, which has expired, and the Group Assembly Limited conditional use. Ms. Schoch said gatherings were held in the past as an accessory use to the Bed and Breakfast use.

Mr. McMillan said he is concerned with the traffic that may come with 130 people and does not support commercial use of this property.

Ms. Ann Maynard said her property is adjacent to the Africa House and she is concerned with the traffic on the one way road. She added that the lights from the Africa House shine in her bedroom but she is not concerned about the bed and breakfast use, she is concerned about the Group Assembly Limited use, particularly about noise, sight, litter on the road, etc. She suggested that an operating time limit be established.

Mr. Larry Maynard, 1016 Odoms Bend Court, said he lives adjacent to this property and the owners of the property are gracious neighbors. He added that law enforcement has concerns about the traffic. He is concerned that this is in direct conflict with the original design of the property and this is no longer and owner occupied dwelling. He stated that past events traffic on the driveway has included 25 to 30 to 50 cars. He expressed concern about the impact on the private road, vandalism, and that the use is in conflict with the other uses in the area.

No one else came forward to speak; therefore, Chair Ramsey closed public hearing.

Mr. Thurman acknowledged that a use/maintenance agreement will be needed for the driveway and stated that Dr. Quao and his wife intend to live in the residence.

Mr. Lannom said he was concerned about the road when the original bed and breakfast was approved and he has not changed his mind. Mr. Lannom said he believes the gravel road should be a concrete road, but not at any expense of the neighbors.

Chair Ramsey said, traditionally, a time limit is put on such as a year or two, and staff reports any complaints before the Conditional Use Permits is renewed.

Ms. Schoch said one of the staff recommendations is that the property owners would have a mutual maintenance agreement that must be recorded at the Sumner County Register of Deeds Office.

Mr. Thurman said the owners understand that there must be a formal arrangement as a requirement of approval.

Dr. Orgain motioned to approve the Bed and Breakfast facility as presented by staff with a two year expiration date and the following staff conditions number two (2) through nine (9):

1. Owner shall obtain site plan approval prior to issuance of a Certificate of Occupancy.
2. Owner shall comply with all T.C.A. requirements regarding Bed and Breakfast Homesteads and obtain all required permits.
3. Owner shall register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business license prior to the issuance of a Certificate of Occupancy.
4. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
5. If the owner/applicant intends to operate the fourth guest room in the existing structure, the owner shall apply for a variance from the Bed and Breakfast Home definition of the Gallatin Zoning Ordinance.
6. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings onsite.
7. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
8. Establish a formal use and maintenance agreement for the joint access driveway and provide a copy of recorded document to the Planning Department. The document shall be recorded at the Sumner County Register of Deeds Office.
9. The Conditional Use Permit for the Bed and Breakfast Home use shall expire two (2) years from the date of approval, but may be reviewed for extension or a new Conditional Use permit if application is submitted and approved by the Gallatin Regional Board of Zoning Appeals.

Ms. Hawkins seconded the motion.

Ms. Hawkins asked about the amount of toilets on the site. Mr. Thurman said this is not a large enterprise with groups coming in and out daily. It is a bed and breakfast as it was with the previous owners, who also held events at the facility. Mr. Thurman said this is being brought to this body at the suggestion of staff to bring the facility into compliance.

The Regional Board of Zoning Appeals voted on the motion and the motion passed by a unanimous show of hands.

Chair Ramsey motioned to defer consideration of the Group Assembly Limited use until the next called meeting, in anticipation of the applicant, neighbors, and staff, working on the concerns regarding the driveway, restroom facilities, amount of people on site, at any one time, and hours and days of operation, with the option of call a special-called meeting, if necessary.

Mr. Lannom seconded the motion.

Dr. Quao said he intends to be a good neighbor. He explained that his neighbors have been invited to his home and the quality of the events would not be different than have been held in the past.

The Regional Board of Zoning Appeals voted on the motion to defer the Conditional Use Permit request for the Group Assembly Limited use and the motion passed by a unanimous show of hands.

Item 2
Other Business

Mr. McCord said the yearly training has been set for November 18, 2014 in White House and an email notification would be sent to all board members.

Item 3
Move to Adjourn

There being no further business, Chair Ramsey adjourned the meeting.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approved:

James Robert Ramsey, Chair

Betsy Hawkins, Secretary



Agenda
Gallatin Regional Board of Zoning Appeals

Thursday, October 30, 2014
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

Regional Board of Zoning Appeals - 5:30 p.m.
CITY HALL

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes – September 25, 2014**

REGULAR AGENDA

- 1. GRBZA Resolution No. 2014-04**
AFRICA HOUSE
AFRICA HOUSE

PC0347-14

PUBLIC HEARING

THE OWNERS AND APPLICANT ARE REQUESTING RE-APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.080.C FOR A BED AND BREAKFAST HOME AND APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.060.C, FOR GROUP ASSEMBLY LIMITED, FOR WEDDINGS, MEETINGS, AND SOCIAL EVENTS, PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL ZONED AGRICULTURAL-RESIDENTIAL (A) LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP 149//PART OF PARCEL 001.03).

- 2. OTHER BUSINESS**
- 3. MOVE TO ADJOURN**

EXHIBIT A

RESOLUTION OF THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS APPROVING A CONDITIONAL USE PERMIT PER SECTION 15.06.060.C FOR GROUP ASSEMBLY LIMITED PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL, ZONED AGRICULTURAL RESIDENTIAL (A) LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP #149//PART OF PARCEL 001.03) – (PC0347-14)

WHEREAS, THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS considered the request for approval of a Conditional Use Permit for the Group Assembly Limited use, per Section 15.06.060.C of the Gallatin Zoning Ordinance, for property located at 1021 Odoms Bend Private Court submitted by the applicant, The Trinity Group, LLC, at its regular meeting on November 20, 2014; and

WHEREAS, PUBLIC NOTICE OF THE Conditional Use Permits request was properly advertised and a public hearing was conducted by the Regional Board of Zoning appeals per Section 15.04.080.B and Section 15.06.020 of the Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Regional Board of Zoning Appeals Staff Report, and evidence and testimony presented during the meeting; and

WHEREAS, The request for approval of the Group Assembly Limited use for property located at 1021 Odoms Bend Private Court, meets all four (4) General Requirements for a Conditional Use Permit with conditions as described in the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.040; and

WHEREAS, The request for approval of a Conditional Use Permit for the Group Assembly Limited use for property located at 1021 Odoms Bend Private Court, meets all three (3) Special Conditions for the Group Assembly Limited use with conditions as described in the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.060.C; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS pursuant to T.C.A Section 13-7-206 and Section 13-7-207(3) and Section 15.06.030 and Section 15.06.060.C of the Gallatin Zoning Ordinance that:

Section 1. Action – The Gallatin Regional Board of Zoning Appeals hereby approves a Conditional Use Permit for the Group Assembly Limited use per G.Z.O. Section 15.06.060.C for property located at 1021 Odoms Bend Private Court as shown on a two (2) sheet plan, prepared by Mr. Rick Thurman, The Trinity Group, LLC, of Murfreesboro, Tennessee, dated September 23, 2014 with revision date of November 10, 2014, with the following conditions:

1. Limit the Group Assembly Limited use facility to a maximum occupancy of 130 people.
2. The Conditional Use Permit for the Group Assembly Limited use shall expire two (2) years from the date of this approval, but may be reviewed for extension or a new Conditional Use Permit if an application is submitted and approved by the GRBZA.
3. Foxworth Properties shall sign a formal agreement stating that all gatherings on the property will end by 10 p.m. The notarized document shall be recorded with the Sumner County Register of Deeds Office and a copy of the recorded document shall be submitted to the Planning Department prior to the issuance of a building permit or Certificate of Occupancy.
4. Record a notarized maintenance agreement for Odoms Bend Private Court, including all property owners with an interest in the private road, with the Sumner County Register of Deeds Office and submit a copy of the recorded document to the Planning Department prior to the issuance of a building permit or Certificate of Occupancy.
5. Revise the Site Plan to show new parking area located behind the residence, near the barn on the western side of the property.
6. A Site Plan shall be approved prior to the issuance of a building permit or Certificate of Occupancy.
7. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
8. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings on site.
9. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
10. Provide one (1) tree per ten (10) parking spaces and provide additional plantings so that a minimum of six (6) percent of the total parking area is landscaped. Show the location of the required parking lot plantings on the Site Plan.
11. Submit plans to the Sumner County Environmental Office for review and approval and submit a copy of the approval documentation to the Planning Department prior to Site Plan approval. If additional septic disposal fields are required, the applicant shall show those on the Site Plan.
12. Submit plans to the Castalian Springs-Bethpage Water District for review and approval. Submit a copy of the approval documentation to the Planning Department prior to Site Plan approval.

**BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN,
TENNESSEE REGIONAL BOARD OF ZONING APPEALS** that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/20/14

James Robert Ramsey, Chairman

Betsy Hawkins, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM 1
PLANNING DEPARTMENT STAFF REPORT
Africa House Conditional Use Permit Request (PC0347-14)
1021 Odoms Bend Private Court
Date: November 13, 2014

REQUEST: THE OWNERS AND APPLICANT ARE REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.060.C, FOR GROUP ASSEMBLY LIMITED, FOR WEDDINGS, MEETINGS, AND SOCIAL EVENTS, PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP #149//PART OF PARCEL 001.03).

OWNERS: DR. ARIKANA C. CHIHOMBORI & DR. NII QUAO
APPLICANT: RICK THURMAN
THE TRINITY GROUP, LLC

STAFF RECOMMENDATION: APPROVAL OF GRBZA RESOLUTION NO. 2014-05 WITH CONDITIONS

STAFF CONTACT: KATHERINE SCHOCH, AICP

RBZA MEETING DATE: NOVEMBER 20, 2014

PROPERTY OVERVIEW AND SUMMARY:

The owners and applicant are requesting approval of a Conditional Use Permit per Section 15.06.060.C, for Group Assembly Limited, including weddings, meetings, and social events, per the City of Gallatin Zoning Ordinance, on a 15.85 (+/-) acre parcel, zoned Agricultural Residential (A), located at 1021 Odoms Bend Private Court (S.B.E. Tax Map #149//Part of Parcel 001.03) (Attachment 1-1; 1-2; and 1-3). The property is located outside the Corporate City limits of Gallatin, but within the Gallatin Planning Region and contains City zoning. The Group Assembly Limited use is permitted by conditional use in the A zone district. Although the Group Assembly Limited use allows for up to 500 people, the owners and applicant propose to limit that number to 130 total occupants.

At the October 30, 2014 meeting, the Regional Board of Zoning Appeals reapproved a Conditional Use Permit per Section 15.06.080.C for a Bed and Breakfast Home with nine (9) conditions and considered the request for a Conditional Use Permit per Section 15.06.060.C, for Group Assembly Limited for the same property. At that meeting, the Board discussed the proposed plans to re-open the existing single-family residence as a Bed and Breakfast Home (the Africa House) and use the facility for weddings and other similar social gatherings. The Board expressed concern that the existing gravel driveway, Odoms Bend Private Court, is insufficient to accommodate future traffic generated by the Group Assembly Limited use on the property.

A Public Hearing was held on the item and four (4) of the property owners near the subject project expressed concern about the potential negative impact the proposed Group Assembly

Limited use could have on the adjacent residential properties if the use was not limited by the Board (Attachment 1-4). After much discussion following the Public Hearing, the Regional Board of Zoning Appeals deferred the request for approval of the Conditional Use Permit for the Group Assembly Use to the next meeting to give the owners and applicant an opportunity to meet with the adjacent property owners to discuss necessary improvements to the driveway and finalize a maintenance agreement for the shared access driveway (Attachment 1-4) and address other general concerns. The owners and applicant met with the adjoining property owners the first week of November and prepared a draft formal maintenance agreement for the driveway (Attachment 1-5).

Since the project meets all the Gallatin Zoning Ordinance's General Requirements for Conditional Use Permits and all Special Conditions and specific standards for the Group Assembly Limited use, Staff recommends that the Gallatin Regional Board of Zoning Appeals approve a Conditional Use Permit for Group Assembly Limited per G.Z.O. 15.06.060.C, with the conditions listed on pages 9 and 10 of the Staff Report and in GRBZA Resolution No. 2014-05. Since a Public Hearing was already held on this item, a second Public Hearing is not required.

CASE BACKGROUND:

Property History and Previous Approvals

The existing 9,188 square foot structure was originally constructed in 2006 as a single-family residence by the previous property owner, Mr. David Chapman, according to the Sumner County Tax Assessor's property records. The two (2) story painted concrete block house contains a partial basement with a three (3) car garage and workshop (Attachment 1-6).

At the April 23, 2007 meeting, the Regional Board of Zoning Appeals approved a Conditional Use Permit for the single family residence to be operated as a Bed and Breakfast Home, with conditions [PC File #B-5-07R (Attachment 1-7)]. One (1) of the conditions of approval included a two (2) year expiration date, which would allow the Board an opportunity to reconsider the application to verify that the facility was still operating under a Conditional Use Permit and still meeting all the general requirements and special conditions (Attachment 1-7). The Conditional Use Permit for the Bed and Breakfast Home expired on April 23, 2009 and the owner did not seek/request re-approval.

At the time of initial approval, the home contained four (4) guest rooms on the main floor of the house. During the recent review of the re-approval request, Staff found the use to be non-complying with the Gallatin Zoning Ordinance. In 2007, The Regional Board of Zoning Appeals should have limited the number of guest rooms to three (3) or less to comply with the Gallatin Zoning Ordinance's definition of a Bed and Breakfast Home. The Tennessee Code Annotated's definition of a Bed and Breakfast Homestead also limits the number of guest rooms to less than four (4).

On May 30, 2007, the Planning Department approved an in-house Site Plan (Attachment 1-8), with conditions, for the Chapman Bed and Breakfast Home (PC File #8-17-07S) (Attachment 1-7). The in-house Site Plan included the existing buildings, parking area, existing landscaping, and septic fields. It is unknown how long the Chapman Bed and Breakfast was in operation at this location.

At the October 30, 2014 meeting, the Regional Board of Zoning Appeals considered a request for re-approval of a Conditional Use Permit per Section 15.06.080.C for a Bed and Breakfast Home and

same property. At that meeting, the Board discussed the proposed plans to re-open the existing single-family residence as a Bed and Breakfast Home and use the facility for weddings and other similar social gatherings under the Group Assembly Limited use.

After much discussion relating to the proposed access, the Regional Board of Zoning Appeals approved a Conditional Use Permit per Section 15.06.080.C of the Gallatin Zoning Ordinance for the Bed and Breakfast Home with the following conditions (Attachment 1-9):

1. Owner shall obtain site plan approval prior to issuance of a Certificate of Occupancy.
2. Owner shall comply with all T.C.A. requirements regarding Bed and Breakfast Homesteads and obtain all required permits.
3. Owner shall register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business license prior to the issuance of a Certificate of Occupancy.
4. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
5. If the owner/applicant intends to operate the fourth guest room in the existing structure, the owner shall apply for a variance from the Bed and Breakfast Home definition of the Gallatin Zoning Ordinance.
6. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings on site.
7. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
8. Establish a formal use and maintenance agreement for the joint access driveway and provide a copy of recorded document to the Planning Department. The document shall be recorded at the Sumner County Register of Deeds Office.
9. The Conditional Use Permit for the Bed and Breakfast Home use shall expire two (2) years from the date of this approval but may be reviewed for extension or a new Conditional Use Permit if application is submitted and approved by the GRBZA.

At that meeting, the Board deferred the request for approval of the Conditional Use Permit for the Group Assembly Limited use until the owners and applicant could meet with the adjacent property owners to discuss necessary improvements to the driveway and finalize a maintenance agreement for the shared access driveway and address other operational concerns (Attachment 1-9). The owners and applicant met with the adjoin property owners the first week of November and prepared a formal maintenance agreement for the driveway (Attachment 1-5).

PROPOSED DEVELOPMENT

In 2010, Dr. Chihombori and Dr. Quao (Foxworth Properties) purchased the property from the David Chapman family with the existing buildings shown on the plan, including the house and a 3,675 square foot barn near the western property boundary (Attachment 1-1; Sheet AS1.0). According to the applicant, the current owners would like to modify the barn and use it along with the approved Bed and Breakfast Home for Group Assembly Limited gatherings and events such as weddings, meetings, and socials. No other structures are proposed for addition or expansion at this time.

The recently approved Bed and Breakfast Home use is less intense than the previous Conditional Use Permit request approved in 2007 since only three (3) of the four (4) guest rooms will be

available. However, the Group Assembly Limited use could significantly increase the intensity of the property. At the October 30, 2014 meeting, the Regional Board of Zoning Appeals discussed their concerns that the proposed use could become too intense for the A zone district and incompatible with the adjacent residential uses if large parties were held on the property. The property owners and applicant discussed this issue with the adjoining property owners and have agreed to end all parties on the property by 10 p.m. The owners shall sign a formal agreement stating that all gatherings on the property will end by 10 p.m. The notarized document shall be recorded with the Sumner County Register of Deeds Office and the applicant shall submit a copy of the recorded document to the Planning Department prior to the issuance of a building permit or Certificate of Occupancy.

Site Plan

The applicant submitted a Site Plan to the Planning Department that matches the Conditional Use Permit request plan (Attachment 1-1). The plan shows the location of all existing structures on site, including the Bed and Breakfast Home, 3,675 square foot barn, and in-ground swimming pool. The interior floor plans for the Bed and Breakfast Home and barn have been included with this Staff Report as Attachment 1-10 and 1-11. The locations of the septic fields and septic tank have also been identified on the plan.

The Group Assembly Limited facility shall meet all performance standards of the Gallatin Zoning Ordinance, Section 13.02 and all Municipal Code requirements specifically regarding noise and debris. Final approval of the Site Plan is contingent upon approval of the Conditional Use Permit for the Group Assembly Limited use by the Regional Board of Zoning Appeals. The Site Plan shall be approved and all outstanding conditions of approval shall be addressed prior to the issuance of any building permits or Certificates of Occupancy from the Gallatin Building Department. The owners have also discussed the possibility of building additional accessory structures at the back of the property as part of the Group Assembly Limited use in the future. If the owners decide to move forward with those site improvements, a new/revised Conditional Use Permit request will need to be approved by the Regional Board of Zoning Appeals. Furthermore, a new Site Plan would need to be considered by the Gallatin Municipal-Regional Planning Commission if the square footage of the site improvements contain 5,000 square feet or more per G.Z.O. Section 15.03.020, Site Plan Required.

Joint Access Easement and Maintenance Agreement

This property is accessed by a ten (10) foot wide gravel driveway (Odoms Bend Private Court) off Odoms Bend Road (Attachment 1-1). There are three (3) 50-foot wide access easements that provide ingress and egress for tracts 15, 16, 17, and 19 as shown on the boundary survey (Attachment 1-3). These flag lots actually share a joint access driveway known as Odoms Bend Private Court, which is shown on the survey. The road meanders between the poles of these flag lots. Since the driveway is relatively narrow, Staff asked the applicant to provide areas where vehicles could pull off the side of the driveway to let on-coming traffic pass. Those areas have been shown on the revised plan (Attachment 1-1; Sheet AS1.0).

When the Bed and Breakfast Home project was first considered by the Regional Board of Zoning Appeals in 2007, the Board expressed concern that the ten (10) foot wide driveway may not be able to handle the traffic with the Bed and Breakfast use. One member suggested that the driveway be paved to Odoms Bend Road; however, Mr. David Chapman, the property owner at the time, said it would be cost prohibitive due to the length of the driveway (Attachment 1-7).

At the October 30, 2014 meeting, Staff recommended and the Board agreed that the three (3) property owners utilizing Odoms Bend Private Court should establish a formal maintenance agreement for the joint access driveway and have the document recorded at the Sumner County Register of Deeds Office.

At the Boards request, the property owners along Odoms Bend Private Court met to discuss the design of the proposed Africa House project and the necessary improvements to the private driveway. During that meeting, Dr. Arikana C. Chihombori and Dr. Nii Quao (Foxworth Properties), owners of the Africa House, agreed to pave the driveway within two (2) years of the agreement. Until that time, they agreed to cover the cost of all materials used for road maintenance. Mr. Larry Maynard, of 1016 Odoms Bend Private Court, agreed to provide all equipment and labor required to grade the road. Mr. Randy Clark, of 1011 Odoms Bend Private Court, will provide all equipment and labor for mowing the property along each side of the shared driveway (Attachment 1-5).

The draft formal maintenance agreement for Odoms Bend Private Drive is included with this Staff Report as Attachment 1-5. The applicant shall record the notarized maintenance agreement at the Sumner County Register of Deeds Office and submit a copy of the recorded document to the Planning Department prior to the issuance of a building permit or Certificate of Occupancy for the Africa House.

According to the applicant, the property owners have recently contracted with Signature Transportation Services, a limousine shuttle service, to transport guests from Nashville to the Africa House. A copy of the ground transportation agreement has been included with this staff report as Attachment 1-12. The shuttle service should help limit guest traffic on Odoms Bend Private Court.

Parking Requirements

The parking requirements for this facility shall be determined by the Regional Board of Zoning Appeals. Four (4) spaces were previously installed for the Bed and Breakfast Home along the western side of the house. The Group Assembly Limited use requires one (1) space per four (4) people capacity. Since the applicant proposes to limit the capacity for the building to 130 people, a total of 33 additional parking spaces, including two (2) handicap accessible spaces, are required. At the October RBZA meeting, Mr. Maynard asked the owner to consider relocating the parking lot away from his property line so vehicle lights would not shine toward his windows.

The owners agreed to relocate the parking area behind the residence, near the barn on the western side of the property. The current plan shows the additional parking area to be located towards the eastern side of the home; however, the new parking area should be shown on the Site Plan behind the residence, near the barn on the western side of the property. Staff recommends that the Board approve the parking calculations as shown on the plan and require the parking area to be constructed on the west side of the existing house.

Architectural Elevations

The applicant submitted color photographs of the existing 9,188 square foot home overlooking the Cumberland River. The color photographs show the large, two-story home with a painted concrete block façade, large columns at the front and back, green architectural shingles, and in-ground swimming pool located directly behind the house. The photographs also show the existing barn on site that will be used for the Group Assembly Limited use (Attachment 1-6). It is important to note

that there are no architectural design requirements for single-family homes in the A zone district in the Gallatin Zoning Ordinance; however, if additional structures are proposed for the site in the future, buildings must meet the 65 percent brick or stone requirement of the Gallatin Zoning Ordinance, Section 13.08.010.A, Materials.

Utilities

The plan shows the location of the 1,000 gallon septic tank under the in-ground pool and the existing septic disposal field at the north end of the property. Staff is concerned that the property may not be able to accommodate a septic system and drain field to serve a maximum of 130 people for the Group Assembly Limited use. The applicant shall submit plans to the Sumner County Environmental office for review and approval. If approved by Sumner County, a copy of the approval documentation shall be submitted to the Planning Department prior to the issuance of a Certificate of Occupancy. If additional septic disposal fields are required, the applicant shall show those on the Site Plan. The applicant shall submit plans to the Castalian Springs-Bethpage Water District for review of water availability. A copy of that approval documentation shall be submitted to the Planning Department prior to the issuance of a Certificate of Occupancy.

Landscaping Requirements and Stormwater

The applicant shall provide one (1) tree per ten (10) parking spaces and provide additional plantings so that a minimum of six (6) percent of the total parking area is landscaped per Gallatin Zoning Ordinance, Section 13.05. The applicant shall show the location of the required parking lot plantings on the Site Plan. The locations of two (2) existing ponds have been identified on the plan. The existing ponds shall remain in place to accommodate stormwater runoff (Attachment 1-1; Sheet A0.0 and Sheet AS1.0).

OTHER DEPARTMENTAL REVIEW COMMENTS

Although the Conditional Use Permit request was reviewed by the following departments, not all departments provided comments.

- **Engineering Division**

During review of the Conditional Use Permit application, the Engineering Division asked the applicant to add a note that the existing ponds shall remain in place to address stormwater quantity and quality requirements. In addition, the Engineering Division noted that any work performed in the septic field areas shall be approved by the Sumner County Environmental Office. The applicant addressed these comments and added the requested note to the plan.

- **Police Department**

The Police Department provided no review comments on the Conditional Use Permit application.

- **Department of Public Utilities**

This property contains a sanitary septic system and receives water service for the Castalian Springs-Bethpage Water District. The Site Plan will be reviewed by that department. Any review comments shall be addressed by the applicant to the satisfaction of Castalian Springs-Bethpage Water District.

- **Industrial Pre-treatment Department**
The Industrial Pre-treatment Department did not review the Conditional Use Permit application. This property is located outside the service area.
- **Fire Department**
This property would be served by the Gallatin Volunteer Fire Department location on South Water Avenue. The Site Plan will be reviewed by that department and a Life Safety Inspection of the building will be required. Any review comments shall be addressed by the applicant to the Fire Department's satisfaction.
- **Sumner County E-911**
The Sumner County E-911 did not review the Conditional Use Permit application.
- **Building (Codes) Department**
The Building (Codes) Department provided no review comments on the Conditional Use Permit application; however, the Building Codes Official has met with the applicant to discuss code requirements for the project.
- **Department of Electricity**
This property is location outside the Gallatin Electric Department's service area. The property is served by Cumberland Electric Cooperative.
- **Department of Public Works**
The Department of Public Works did not review the Conditional Use Permit application since the property is outside of the Gallatin city limits.

Conditional Use Permit

When considering a Conditional Use Permit the Board shall consider many factors, including the zoning of the property, adjacent uses, the ability of the property to accommodate the Conditional Use, and other factors relevant to the site and use as described in the Gallatin Zoning Ordinance. Applicable definitions and sections from the Gallatin Zoning Ordinance that apply to this case are listed in Attachment 1-13.

The applicant addressed in writing how the proposed facility meets the General Requirements for a Conditional Use Permit as well as the Special Conditions for the Group Assembly Limited use. Please refer to Attachment 1-14.

Section 15.06.040 establishes the General Requirements to be considered when reviewing Conditional Use Permit applications.

A conditional use permit shall be granted provided the Board finds that it:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
 - The Conditional Use Permit requested to allow for the Group Assembly Limited use to operate on this property would not significantly affect the public health, safety and welfare of the area if the maximum occupancy is limited to 130 people, provided that sanitary sewer treatment facilities are permitted to accommodate the proposed Group Assembly Limited

use. Staff is confident that appropriate provisions have been made to ensure the driveway areas can safely accommodate projected traffic. The site is located on Odoms Bend Private Court and the property is surrounded by existing residential and agricultural uses.

- B. Will not adversely affect other property in the area in which it is located;
- If the occupancy is limited and the use is operated compliant with the Performance Standards of the Gallatin Zoning Ordinance, including lighting and noise standards, the use will not adversely affect the other residential properties in the area. [Foxworth Properties owns the tracts to the east and west; Mr. Larry Maynard owns the property to the southeast; Mr. Randall Clark owns the property to the south; and Ms. Julie Kate Huddleston is the adjoining property owner to the north (Attachment 1-1; Sheet AS1.0).]
 - Foxworth Properties has agreed to end all gathering on the property at 10 p.m. to limit the impact of the use on the adjacent residential properties.
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance; and
- Group Assembly Limited is permitted with a Conditional Use Permit in the Agricultural Residential (A) zone district per Section 15.06.060.C of the Gallatin Zoning Ordinance.
- D. Conforms to all applicable provisions of this Ordinance for the district in which it is to be located and is necessary for public convenience in that location.
- The owners and applicant have proposed a Group Assembly Limited use meeting the bulk regulations of the Gallatin Zoning Ordinance for the A zone district. The Planning Department is currently in the process of reviewing a Site Plan for this project. In addition to the general requirements for a Conditional Use, specific standards shall be met for individual activities. A Group Assembly Limited use is considered a Commercial Activity per Section 08.01.10 and Section 15.06.060 of the Gallatin Zoning Ordinance.

The Special Conditions for the Group Assembly Limited Commercial Activity are as follows (Section 15.06.060.C):

Special Conditions for Group Assembly Limited and Extensive Activities

1. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - At this time, the owners and applicant are requesting approval to use the approved Bed and Breakfast Home and an existing 3,675 square foot barn structure for activities associated with the Group Assembly Limited use. The buildings meet the required building setbacks and bulk standards for the A zoning district. No additional buildings are being proposed at this time. Any additional uses or buildings proposed for this property shall require approval by the Gallatin Regional Board of Zoning Appeals and the Gallatin Municipal-Regional Planning Commission, if necessary.
 - The total number of occupants should be limited to a maximum of 130 people, which will limit the impact on the surrounding property owners. Health and other performance standards must be met for this use. The parking lot will be located outside any required yard and will be landscaped according to the requirements of the Gallatin Zoning Ordinance.

2. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
 - Traffic associated with the proposed Group Assembly Limited use will access this property directly from Odoms Bend Private Court, which connects to Odoms Bend Road. Odoms Bend Private Court is a private driveway not maintained by the City of Gallatin or the Sumner County Highway Department. A draft formal maintenance agreement has been prepared by the three (3) property owners utilizing the shared access driveway (Attachment 1-5). Odoms Bend Road is classified as a Collector Roadway in the *Gallatin on the Move 2020 General Development and Transportation Plan*; Exhibit 4-9 Major Thoroughfare Plan (Attachment 1-15). The use complies with the roadway access classification requirement.
 - Foxworth Properties has recently contracted with Signature Transportation Services, a limousine shuttle service, to transport guests from Nashville to the Africa House. The shuttle service should help limit guest traffic on Odoms Bend Private Court.
3. The off-street parking requirements shall be based on a recommendation from the Planning Commission.
 - Since the capacity will be limited to 130 people, a total of 37 parking spaces, including two (2) handicap accessible spaces and four (4) existing spaces, have been shown on the plan. The parking requirements are based on G.Z.O. Section 11.03 and Table 11-1; however, the Gallatin Municipal-Regional Planning Commission may recommend a different parking requirement.

In addition to these specific standards, the Board may impose additional reasonable conditions on one or both of the requested uses that it finds necessary to protect the public health, safety and welfare of adjacent or area property owners. The Board may also place an expiration date the use as a condition of approval, per Section 15.06.030. At the October 30, 2014 meeting, the Board placed a two (2) year expiration date on the Bed and Breakfast Home and Staff recommends that the same expiration date be applied to the Group Assembly Limited Conditional Use Permit.

The Board may determine that additional conditions are necessary to ensure the use does not adversely affect area property owners, including the location of the new parking area, limits on hours of operation, number of days or specific days of the week when events may be held at the facility.

RECOMMENDATION

Staff recommends that the Gallatin Regional Board of Zoning Appeals approve a Conditional Use Permit for the Group Assembly Limited use per G.Z.O. Section 15.06.060.C for property located at 1021 Odoms Bend Private Court as shown on a two (2) sheet plan, prepared by Mr. Rick Thurman, The Trinity Group, LLC, of Murfreesboro, Tennessee, dated September 23, 2014 with revision date of November 10, 2014, with the following conditions:

1. Limit the Group Assembly Limited use facility to a maximum occupancy of 130 people.
2. The Conditional Use Permit for the Group Assembly Limited use shall expire two (2) years from the date of this approval, but may be reviewed for extension or a new Conditional Use Permit if an application is submitted and approved by the GRBZA.
3. Foxworth Properties shall sign a formal agreement stating that all gatherings on the property will end by 10 p.m. The notarized document shall be recorded with the Sumner County Register of Deeds Office and a copy of the recorded document shall be submitted to the

- Planning Department prior to the issuance of a building permit or Certificate of Occupancy.
4. Record a notarized maintenance agreement for Odoms Bend Private Court, including all property owners with an interest in the private road, with the Sumner County Register of Deeds Office and submit a copy of the recorded document to the Planning Department prior to the issuance of a building permit or Certificate of Occupancy.
 5. Revise the Site Plan to show new parking area located behind the residence, near the barn on the western side of the property.
 6. A Site Plan shall be approved prior to the issuance of a building permit or Certificate of Occupancy.
 7. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
 8. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings on site.
 9. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
 10. Provide one (1) tree per ten (10) parking spaces and provide additional plantings so that a minimum of six (6) percent of the total parking area is landscaped. Show the location of the required parking lot plantings on the Site Plan.
 11. Submit plans to the Sumner County Environmental Office for review and approval and submit a copy of the approval documentation to the Planning Department prior to Site Plan approval. If additional septic disposal fields are required, the applicant shall show those on the Site Plan.
 12. Submit plans to the Castalian Springs-Bethpage Water District for review and approval. Submit a copy of the approval documentation to the Planning Department prior to Site Plan approval.

ATTACHMENTS

Attachment	1-1	Africa House Conditional Use Permit Request Exhibit dated 11/10/14
Attachment	1-2	Location Map
Attachment	1-3	Property Survey
Attachment	1-4	10/30/14 GRBZA Meeting Minutes (unofficial)
Attachment	1-5	Odoms Bend Private Court Maint. Agreement dated 11/10/14 (unofficial)
Attachment	1-6	Photographs of Existing Bed and Breakfast Facility and Accessory Structures
Attachment	1-7	4/23/07 GRBZA Meeting Minutes
Attachment	1-8	Approved In House Site Plan (2007)
Attachment	1-9	Action Form from 10/30/14 GRBZA Meeting
Attachment	1-10	Bed and Breakfast Home Interior Floor Plan
Attachment	1-11	Barn Interior Floor Plan
Attachment	1-12	Ground Transportation Agreement dated 11/1/14
Attachment	1-13	Relevant Selected Sections of G.Z.O.
Attachment	1-14	Applicant's Responses to General Requirements and Special Conditions
Attachment	1-15	Exhibit 4-9 Major Thoroughfare Plan; <i>2020 Plan</i>

ATTACHMENT 1-2

AFRICA HOUSE CONDITIONAL USE PERMITS REQUEST;
PC0347-14



1021 Odoms Bend Private Court
Tax Map #149//001.03
Zoned A



ATTACHMENT 1-4

MINUTES OF THE GALLATIN REGIONAL BOARD OF ZONING APPEALS MEETING

October 30, 2014

MEMBERS PRESENT

James Robert Ramsey, Chair
Larry Maynard, Vice Chair
Betsy Hawkins, Secretary
Dr. Rick Orgain
L.K. Lannom

STAFF PRESENT

Bill McCord, Director of Planner
Katherine Schoch, Assistant Director of Planning
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants

The Gallatin Regional Board of Zoning Appeals met in a regular meeting on Thursday, October 30, 2014 at 5:30 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. James Robert Ramsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Mr. William McCord, Director of Planning, led the opening prayer and Chair Ramsey led the pledge of allegiance. Ms. Mudrak called roll.

Approve Prior Minutes

Ms. Hawkins motioned to approve the minutes from the September 25, 2014 Gallatin Regional Board of Zoning Appeals meeting as corrected. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Item 1

GRBZA Resolution No. 2014-04 – PC0347-14 – Africa House Public Hearing – The owner and applicant request re-approval of a Conditional Use Permit per Section 15.06.080.C, for a Bed and Breakfast Home and approval of a Conditional Use Permit per Section 15.06.060.C, for Group Assembly Limited, for weddings, meetings, and social events, per the City of Gallatin Zoning Ordinance, on a 15.85 (+/-) acre parcel zoned Agricultural-Residential (A) located at 1021 Odoms Bend Private Court (S.B.E. Tax Map 149//part of parcel 001.03).

Ms. Katherine Schoch, Assistant Director of Planning, presented the staff report and stated the owner and applicant are requesting two Conditional Use Permits, one for a three (3) guest room Bed and Breakfast and one for a Conditional Use Permit for Group Assembly Limited. The property is currently zoned Agricultural-Residential (A). The property owner would like to re-open the existing bed and breakfast home to the public and make it available for other

types of gatherings including weddings, meetings and family reunions. No additional buildings are proposed at this time.

Ms. Schoch said this property was approved for a Conditional Use Permit for a bed and breakfast with four (4) guest rooms. During the recent review staff found that four (4) guest rooms is not in compliance with the zoning ordinance. The applicant is asking for only three (3) guest rooms to be in compliance with the zoning ordinance. An existing barn on the property would be a part of the Group Assembly Limited use with a limited capacity of 130 people.

Ms. Schoch showed an aerial view of the driveway access, which is shared by other property owners in the area. Staff suggests that the Regional Board of Zoning Appeals may want to discuss a possible joint maintenance agreement for the road.

Ms. Schoch said the parking spaces meet the requirements of the bed and breakfast; however, if the Group Assembly Limited use is approved there is a requirement of an addition of 33 parking spaces, including two (2) handicapped spaces. Some of the area residents have expressed concern over the location of the parking lot.

Ms. Schoch said staff is supporting the uses, but there is a concern about the existing septic system. The applicant would be required to submit detailed plans to the Sumner County Environmental Office to be sure the sewer system could accommodate the amount of people proposed. Also, plans must be submitted to the Castilian Springs Water District.

Ms. Schoch said staff recommends approval of Resolution 2014-04 with the conditions listed in the staff report.

Mr. Maynard recused himself from the vote so that he may speak as a resident on this item.

Rick Thurman, with the Trinity Group, representing the applicant, introduced Dr. Saban Quao the property owner. Mr. Thurman said the applicant wants to re-open the establishment. Mr. Thurman said the barn building could accommodate 130 people based on the code for the Group Assembly Limited at the recommended of the Gallatin Codes Department and the Gallatin Fire Department. Mr. Thurman said the amount of people would be far less at any given time.

Chair Ramsey asked if there was anything the applicant disagreed with in the staff conditions. Mr. Thurman said he agreed with all conditions and there is a maintenance agreement already in place that would be updated for the common road that would be updated.

Chair Ramsey opened public hearing.

Mr. Mark Hill, 319 Odoms Bend Road, said his property adjoins the Africa House property immediately to the west. Mr. Hill said he bought this land because it is peaceful and quiet and he is against any commercial business in the area because of the noise and the lights.

Mr. Jay McMillan, said his property adjoins Mr. Hill's property and he questions what the future ruling on constructing or allowing out buildings on the property and who would restrict this. Ms. Schoch said there was discussion about adding buildings to the property at the Planning Commission work session and the Planning Commission was not favorable towards those changes. The Regional Board of Zoning Appeals is just considering the Bed and Breakfast Conditional Use Permit, which has expired, and the Group Assembly Limited conditional use. Ms. Schoch said gatherings were held in the past as an accessory use to the Bed and Breakfast use.

Mr. McMillan said he is concerned with the traffic that may come with 130 people and does not support commercial use of this property.

Ms. Ann Maynard said her property is adjacent to the Africa House and she is concerned with the traffic on the one way road. She added that the lights from the Africa House shine in her bedroom but she is not concerned about the bed and breakfast use, she is concerned about the Group Assembly Limited use, particularly about noise, sight, litter on the road, etc. She suggested that an operating time limit be established.

Mr. Larry Maynard, 1016 Odoms Bend Court, said he lives adjacent to this property and the owners of the property are gracious neighbors. He added that law enforcement has concerns about the traffic. He is concerned that this is in direct conflict with the original design of the property and this is no longer and owner occupied dwelling. He stated that past events traffic on the driveway has included 25 to 30 to 50 cars. He expressed concern about the impact on the private road, vandalism, and that the use is in conflict with the other uses in the area.

No one else came forward to speak; therefore, Chair Ramsey closed public hearing.

Mr. Thurman acknowledged that a use/maintenance agreement will be needed for the driveway and stated that Dr. Quao and his wife intend to live in the residence.

Mr. Lannom said he was concerned about the road when the original bed and breakfast was approved and he has not changed his mind. Mr. Lannom said he believes the gravel road should be a concrete road, but not at any expense of the neighbors.

Chair Ramsey said, traditionally, a time limit is put on such as a year or two, and staff reports any complaints before the Conditional Use Permits is renewed.

Ms. Schoch said one of the staff recommendations is that the property owners would have a mutual maintenance agreement that must be recorded at the Sumner County Register of Deeds Office.

Mr. Thurman said the owners understand that there must be a formal arrangement as a requirement of approval.

Dr. Orgain motioned to approve the Bed and Breakfast facility as presented by staff with a two year expiration date and the following staff conditions number two (2) through nine (9):

1. Owner shall obtain site plan approval prior to issuance of a Certificate of Occupancy.
2. Owner shall comply with all T.C.A. requirements regarding Bed and Breakfast Homesteads and obtain all required permits.
3. Owner shall register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business license prior to the issuance of a Certificate of Occupancy.
4. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
5. If the owner/applicant intends to operate the fourth guest room in the existing structure, the owner shall apply for a variance from the Bed and Breakfast Home definition of the Gallatin Zoning Ordinance.
6. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings onsite.
7. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
8. Establish a formal use and maintenance agreement for the joint access driveway and provide a copy of recorded document to the Planning Department. The document shall be recorded at the Sumner County Register of Deeds Office.
9. The Conditional Use Permit for the Bed and Breakfast Home use shall expire two (2) years from the date of approval, but may be reviewed for extension or a new Conditional Use permit if application is submitted and approved by the Gallatin Regional Board of Zoning Appeals.

Ms. Hawkins seconded the motion.

Ms. Hawkins asked about the amount of toilets on the site. Mr. Thurman said this is not a large enterprise with groups coming in and out daily. It is a bed and breakfast as it was with the previous owners, who also held events at the facility. Mr. Thurman said this is being brought to this body at the suggestion of staff to bring the facility into compliance.

The Regional Board of Zoning Appeals voted on the motion and the motion passed by a unanimous show of hands.

Chair Ramsey motioned to defer consideration of the Group Assembly Limited use until the next called meeting, in anticipation of the applicant, neighbors, and staff, working on the concerns regarding the driveway, restroom facilities, amount of people on site, at any one time, and hours and days of operation, with the option of call a special-called meeting, if necessary.

Mr. Lannom seconded the motion.

Dr. Quao said he intends to be a good neighbor. He explained that his neighbors have been invited to his home and the quality of the events would not be different than have been held in the past.

ATTACHMENT 1-4

The Regional Board of Zoning Appeals voted on the motion to defer the Conditional Use Permit request for the Group Assembly Limited use and the motion passed by a unanimous show of hands.

Item 2
Other Business

Mr. McCord said the yearly training has been set for November 18, 2014 in White House and an email notification would be sent to all board members.

Item 3
Move to Adjourn

There being no further business, Chair Ramsey adjourned the meeting.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approved:

James Robert Ramsey, Chair

Betsy Hawkins, Secretary

ATTACHMENT 1-4

ATTACHMENT 1-5

Road Maintenance Agreement between the Owners of Africa House and Neighbors - 11/10/14

All parties who share the use of Odom's Bend Private Court have agreed to the following arrangement:

1. Dr. Quao and Dr. Chihombori, owners of Africa House, have agreed to pave the road within two (2) years of this agreement.
2. In the meantime, all parties have agreed to share responsibility for the maintenance of the road, with responsibilities being divided as follows:
 - a. Dr. Quao and Dr. Chihombori will cover the cost of all materials required to maintain the road.
 - b. Larry Maynard will provide all equipment and labor required to grade the road.
 - c. Randy Clark will provide all equipment and labor for mowing the property along each side of the road.
 - d. Any repairs or improvements to the road and property beyond normal maintenance will require all parties to reach a mutual agreement as to how the work is to be performed.
 - e. The parties will meet occasionally to ensure that the arrangement is working to everyone's satisfaction.

Signatures:

Dr. Nii Quao Date

Dr. Arikana Chihombori Date

Larry Maynard Date

Ann Maynard Date

Randy Clark Date

Beth Clark Date

REC'D NOV 10 2014

PC0347-14

ATTACHMENT 1-6

RECEIVED
OCT 22 2014



PC0347-14

RECEIVED
OCT 22 2014

9-1

JEFF HAYES



PC0347-14

MINUTES OF THE GALLATIN
REGIONAL BOARD OF ZONING APPEALS
MEETING

ATTACHMENT

1-7

April 23, 2007

MEMBERS PRESENT

James Robert Ramsey, Chair
Frank Smith, Vice Chair
L. K. Lannom, Secretary

STAFF PRESENT

Katherine Schoch, Planner I
Marshall Robinson, Planner I
Joe Thompson, City Attorney
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Mose McClellan

OTHERS

Applicants
Katrina Cornwell, *The News Examiner*
Councilman Jimmy Overton

The Gallatin Regional Board of Zoning Appeals met in a regular meeting on Monday, April 23, 2007 at 5:30 p.m., in the Council Chambers of Gallatin City Hall. Mr. Ramsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1

Approve Prior Minutes

Mr. Lannom made motioned to approve the minutes from the February 8, 2007 Gallatin Regional Board of Zoning Appeals Special-Called meeting without correction. Mr. Smith seconded the motion and the motion passed by unanimous vote.

Item 2

B-5-07R – Civil Site Design Group PLLC – Chapman Bed & Breakfast – Public Hearing – Applicant requests approval of a Conditional Use Permit per Section 1.5.06.80 C of the Gallatin Zoning Ordinance for a Bed and Breakfast Home on two tracts of property containing 15.85 (+\-) acres located at 1021 Odoms Private Court.

Ms. Schoch presented the staff report and stated that the applicant requested a Conditional Use Permit for a Bed and Breakfast Home on property zoned Agricultural. Ms. Schoch stated that a Bed and Breakfast Home is a permitted use in the Agricultural zone. Ms. Schoch stated that information about the history of this property is included in the staff report. Ms. Schoch stated that the plan calls for one parking space per unit and this Board must determine if that is appropriate. Ms. Schoch stated that staff recommends approval of the Conditional Use Permit with the conditions listed in the body of the staff report. Ms. Schoch stated that staff

recommends that a two year expiration date be placed on the Conditional Use permit at which time staff will review the permit.

Mr. Ryan Lovelace, with Civil Site Design Group, PLLC, represented the applicant and stated that Mr. David Chapman, owner of the property, already obtained a business license for the Bed and Breakfast Home. Mr. Josh Hunter, with Civil Site Design Group, PLLC, also represented the applicant.

Chair Ramsey opened the public hearing. No one elected to speak; therefore, Chair Ramsey closed the public hearing.

Mr. Smith motioned to approve the Conditional Use Permit with the following conditions of approval:

1. This Conditional Use Permit has an expiration date of two (2) years from the date of approval. The Regional Board of Zoning Appeals shall review the application every two years to verify that the Bed and Breakfast Home is still operating under a Conditional Use Permit. The applicant may apply to extend the approval of the Conditional Use Permit at that time.
2. The Board approved the parking calculations as shown on the plan.
3. The applicant must change the "Minimum Building Setback Lines" to "yard lines" on the plan.
4. The applicant must change the word "lots" to "tracts".
5. The applicant must note that this site is only part of parcel 001.03 on the plan.
6. The applicant must add a note to the plan regarding the existing building materials.
7. The applicant must add a note to the plan regarding the fence material.
8. The applicant must add a note to the plan regarding trash removal.
9. The owners must register the Bed and Breakfast Home with the City Recorder's Office and obtain a County Business License.
10. The applicant must submit three (3) corrected copies of the Conditional Use Permit.

Mr. Ramsey seconded the motion.

Mr. Lannom asked Mr. Hunter about the materials used on the building. Mr. Hunter stated that it is a stucco wall system. Copies of photographs of the home are attached to these minutes as Exhibit B.

Mr. Lannom asked Mr. Chapman about the home at the beginning of the road. Mr. Chapman stated that his grandfather built the house, but he does not own it any longer. Mr. Chapman stated that the current owner of the house has written a statement that says he is fine with the proposed Bed and Breakfast Home and also another neighbor is in attendance to say he is fine with the Bed and Breakfast Home. Those letters are attached to these minutes as Exhibit C. Mr. Chapman stated that he owns the lots to the west and the east of the site and they are used for raising horses. Ms. Schoch stated that all adjacent property owners were notified by mail of this meeting. Mr. Chapman showed the Board a survey of his property.

ATTACHMENT 1-7

Mr. Lannom stated that the Board is charged with making sure that anything that the Board votes on does not adversely effect neighboring parties. Mr. Lannom stated that he is concerned with the dust that will be in the air due to additional cars coming to the Bed and Breakfast Home on Odoms Private Court. Mr. Lannom asked about the sewer and the outside access. Mr. Chapman stated that each bedroom on the east side of the house has an outside door and two of the rooms would have to exit through the den, which has an emergency exit. Mr. Lannom asked Mr. Thompson if a Bed and Breakfast Home must meet health and building codes. Mr. Thompson stated that building and fire codes must be enforced. Mr. Chapman stated that he has already passed the fire inspection. Mr. Chapman stated that he is aware of the health inspection, because he builds restaurants for a living, and is prepared to meet with the health inspector at the appropriate time. Mr. Chapman stated that the furthest anyone would have to go in an emergency would be 22 feet to get outside of the building and the fire alarms are very loud.

Mr. Lannom asked about the parking spaces. Mr. Chapman stated that more parking spaces are being added and the homeowners will be using the four-car garage on the property. Mr. Lannom stated that he would like to see the road to this building paved. Mr. Chapman stated that he owns the easement to a road on the other side of the property that is not shared and could be used. Mr. Chapman said he would not agree to pave the access easement due to the cost.

Ms. Schoch stated that the Gallatin Zoning Ordinance only requires one space per unit. Mr. Chapman stated that he has already decided to have more parking spaces.

Ms. Schoch stated that the two year review of the Conditional Use Permit could be done in-house.

Mr. Smith asked about the signage. Mr. Chapman stated that the only sign would be at the end of the road to tell guests where to turn. Ms. Schoch stated that signage could be addressed at the site plan stage.

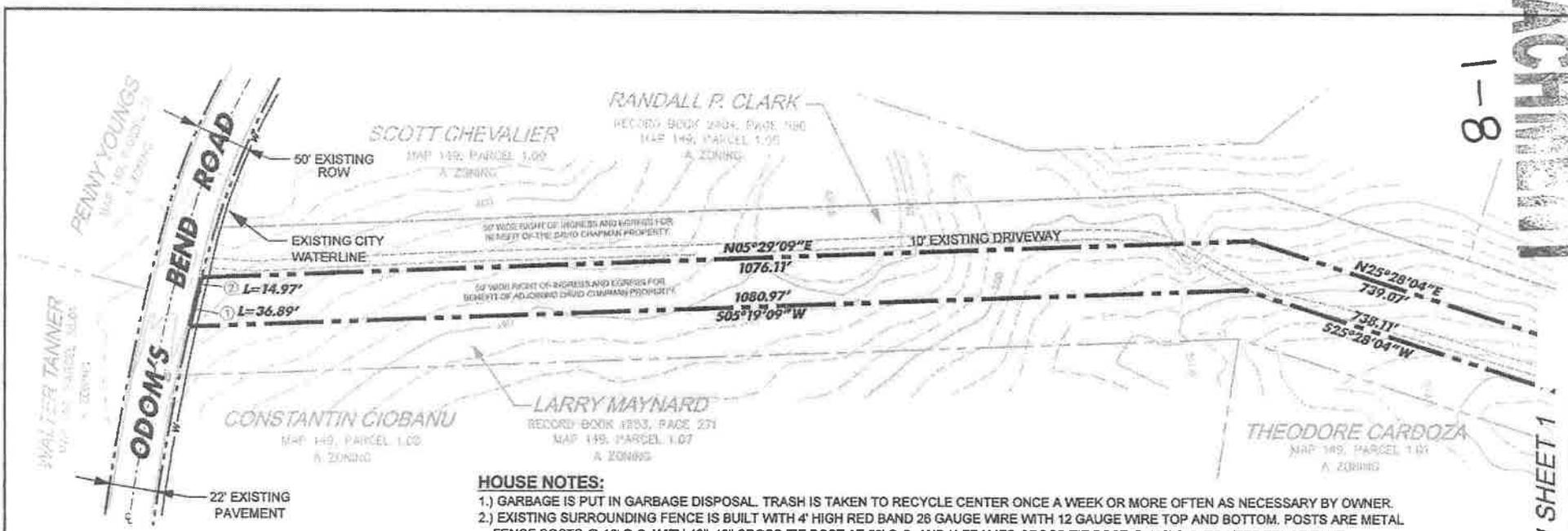
The Board voted on the motion and the motion passed by a vote of 2 to 1 with Mr. Lannom dissenting.

Item 3
Other Business

There was no Other Business.

Item 4
Move to Adjourn

There being no further business, Chair Ramsey adjourned the meeting at 6:05 p.m.

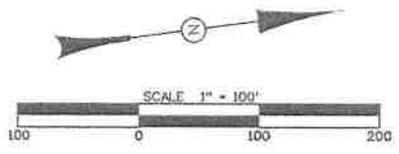


HOUSE NOTES:

- 1.) GARBAGE IS PUT IN GARBAGE DISPOSAL. TRASH IS TAKEN TO RECYCLE CENTER ONCE A WEEK OR MORE OFTEN AS NECESSARY BY OWNER.
- 2.) EXISTING SURROUNDING FENCE IS BUILT WITH 4' HIGH RED BAND 26 GAUGE WIRE WITH 12 GAUGE WIRE TOP AND BOTTOM. POSTS ARE METAL FENCE POSTS @ 10' O.C. WITH 12"x12" CROSS-TIE POST AT 50' O.C. AND H-FRAMED CROSS-TIE POST @ 100' O.C. TO KEEP FENCE TAUT.
- 3.) FOOTINGS ARE 36" WIDE, 16" THICK, REINFORCED WITH #5 REINFORCING STEEL, CONTINUOUS RUNGS. CONCRETE IS 3000 PSI
- 4.) BASEMENT WALLS ARE 12" THICK, 9' HIGH, REINFORCED WITH #5 REINFORCING STEEL @ 6" HORIZ. AND VERT. CONCRETE IS 3000 PSL
- 5.) UPPER 2 FLOORS OF HOUSE ARE CONSTRUCTED WITH 5"x5"x5/16" STEEL COLUMNS @ 12' O.C. NORTH TO SOUTH WITH 10"x45 STEEL BEAMS ARE 12' O.C. NORTH TO SOUTH.
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 - A) 1 LAYER TYPAR STUCCO WRAP-AIRWEATHER BARRIER
 - B) 1 LAYER 2.5LB GALVANIZED METAL LATH
 - C) GALVANIZED METAL LATH ACCESSORIES "CORNER BEADS, CASING BEADS AND EXPANSION JOINTS."
 - D) 1/4" SCRATCH COAT. "PORTLAND CEMENT, MASONRY CEMENT, AND SAND MIX"
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 - F) STUCCO PRIME "ACRYLIC PRIMER"
 - G) SENERGY ACRYLIC POLYMER FINISH. FINISHED PRODUCT LOOKS LIKE CUT STONE.
- 7.) ROOF IS 40YR ARCHITECTURAL SHINGLES. COLOR - FOREST GREEN

1. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0431 DATED 09-20-06.
 2. TRACTS 15 & 16 ARE ONLY A PART OF PARCEL 001.03, WHICH INCLUDES TRACTS 7, 15, 16, & 17.

MARCH 29, 2007
 REV. APRIL 12, 2007
 REV. MAY 11, 2007
SHEET 2 OF 3



CHAPMAN BED & BREAKFAST LOT PLAN

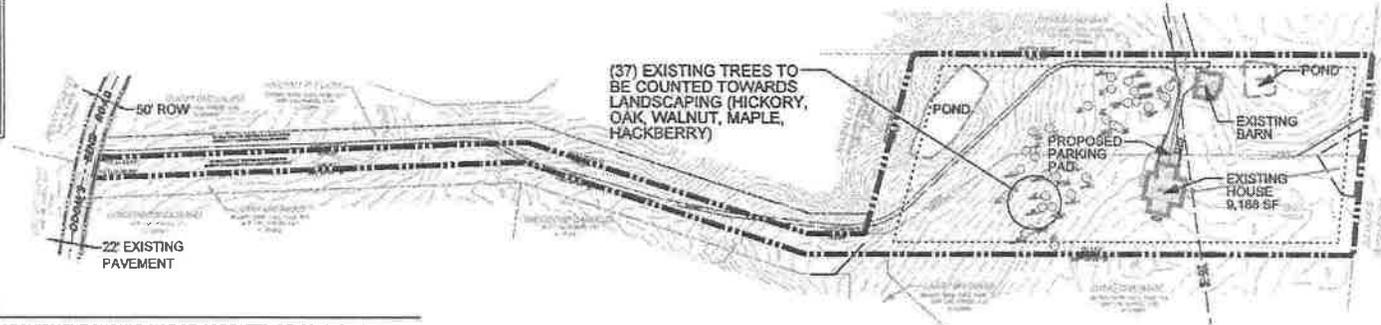
SITE DATA	
OWNER:	DAVID CHAPMAN
AREA:	15.85 ac (Tracts 15/16)
MAP:	149
PARCEL:	Part of 001.03
ADDRESS:	1021 ODOM'S PRIVATE COURT GALLATIN, TN 37068
ZONING:	A

- 1.) THE PURPOSE OF THIS PLAN IS TO CONVERT 4 EXISTING UNITS/ROOMS TO A BED & BREAKFAST USE ON AN AS NEEDED BASIS.
- 2.) ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.

CIVIL SITE DESIGN GROUP, PLLC

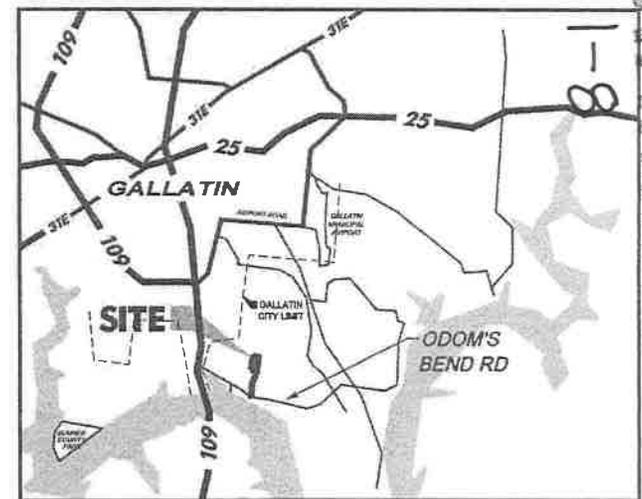
630 Southgate Ave. Suite A
 Nashville, Tennessee 37200
 PH: (615) 246-8888 FX: (615) 251-8575
 e-mail: rccp@civl-site.com

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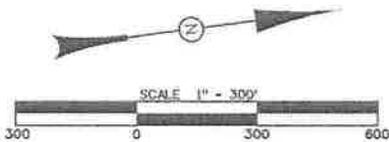
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7. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY BY THE BUILDER, WITHIN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.
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12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE BUILDER HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. CONTRACTOR TO LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF THE SANITARY SEWER SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND VERIFY THAT GRAVITY SEWER CAN BE ACHIEVED FOR THE FINISHED FLOOR ELEVATION SHOWN HEREON UTILIZING LOCAL CODES. CONTRACTOR TO CONTACT THE ENGINEER IF THIS CAN NOT BE ACHIEVED.
14. CONTRACTOR SHALL INSTALL NECESSARY STEPS AND RAILINGS TO MEET ADA AND LOCAL REGULATIONS.
15. CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS W/ THE FOUNDATION PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.



VICINITY MAP

MARCH 29, 2007
REV. APRIL 12, 20
REV. MAY 11, 200
SHEET 3 OF



**CHAPMAN
BED &
BREAKFAST
SITE PLAN**

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AREA:	15.85 ac (Tracts 15/16)
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**Civil • SITE
DESIGN GROUP, PLLC**

830 Southgate Ave, Suite A
Nashville, Tennessee 37208
PH (615) 246-9929 FX (615) 251-9575
e-mail: robp@civil-site.com

ATTACHMENT
1-9



City of Gallatin, Tennessee

Planning Department

**Gallatin Regional Board of Zoning Appeals
UPDATED ZONING PERMIT & ACTION FORM**

DATE: November 6, 2014

TO: Mr. Rick Thurman
The Trinity Group
10707 Taylor Road
Rockvale, TN 37153

FROM: Gallatin Planning Department

RE: October 30, 2014, Gallatin Regional Board of Zoning Appeals Meeting
Africa House CUP Request: PC0347-14

*Box to contain Staff Approval
stamp once all Conditions of
Approval are satisfied.*

At the above referenced meeting, the request for re-approval of a Conditional Use Permit for a Bed and Breakfast Home was:

- APPROVED
- APPROVED WITH CONDITIONS
- DENIED
- DEFERRED

Conditions of Approval (*checked when satisfied*):

- Owner shall obtain site plan approval prior to issuance of a Certificate of Occupancy.
- Owner shall comply with all T.C.A. requirements regarding Bed and Breakfast Homesteads and obtain all required permits.
- Owner shall register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business license prior to the issuance of a Certificate of Occupancy.
- A Life Safety Inspection shall be performed by the Gallatin Fire Department.
- If the owner/applicant intends to operate the fourth guest room in the existing structure, the owner shall apply for a variance from the Bed and Breakfast Home definition of the Gallatin Zoning Ordinance.
- Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings on site.
- Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
- Establish a formal use and maintenance agreement for the joint access driveway and provide a copy of recorded document to the Planning Department. The document shall be recorded at the Sumner County Register of Deeds Office.

ATTACHMENT

1-9



City of Gallatin, Tennessee

Planning Department

9. The Conditional Use Permit for the Bed and Breakfast Home use shall expire two (2) years from the date of this approval but may be reviewed for extension or a new Conditional Use Permit if application is submitted and approved by the GRBZA.

Approval contains the following requirements:

- NONE
- BUILDING PERMIT/USE AND OCCUPANCY PERMIT
- ZONING PERMIT
- SIGN PERMIT
- LAND DISTURBANCE PERMIT
- SIGNAGE CHECK
- UTILITY SURETY
- SITE SURETY
- SUBDIVISION SURETY
- LIST CONDITIONS OF APPROVAL ON RESUBMITTAL
- COUNCIL SUBMITTAL
- SUBMIT 3 CORRECTED, FOLDED COPIES OF THE PLAN
- OTHER

In addition, the request for a Conditional Use Permit for the Group Assembly Limited use was:

- APPROVED
- APPROVED WITH CONDITIONS
- DENIED
- DEFERRED:** This item was deferred to the November 20, 2014 RBZA meeting so the owner and applicant could have the opportunity to meet with the surrounding property owners to discuss the necessary improvements to Odoms Bend Private Court and a formal maintenance agreement for the private access driveway. Please submit nine (9) copies of the updated Conditional Use Permit request plan to the Planning Department by Monday, November 10, 2014 for distribution to the Gallatin Regional Board of Zoning Appeals.

cc: Dr. Arikana Chihombori
PC0347-14

ATTACHMENT 1-10



HOUSE PLAN



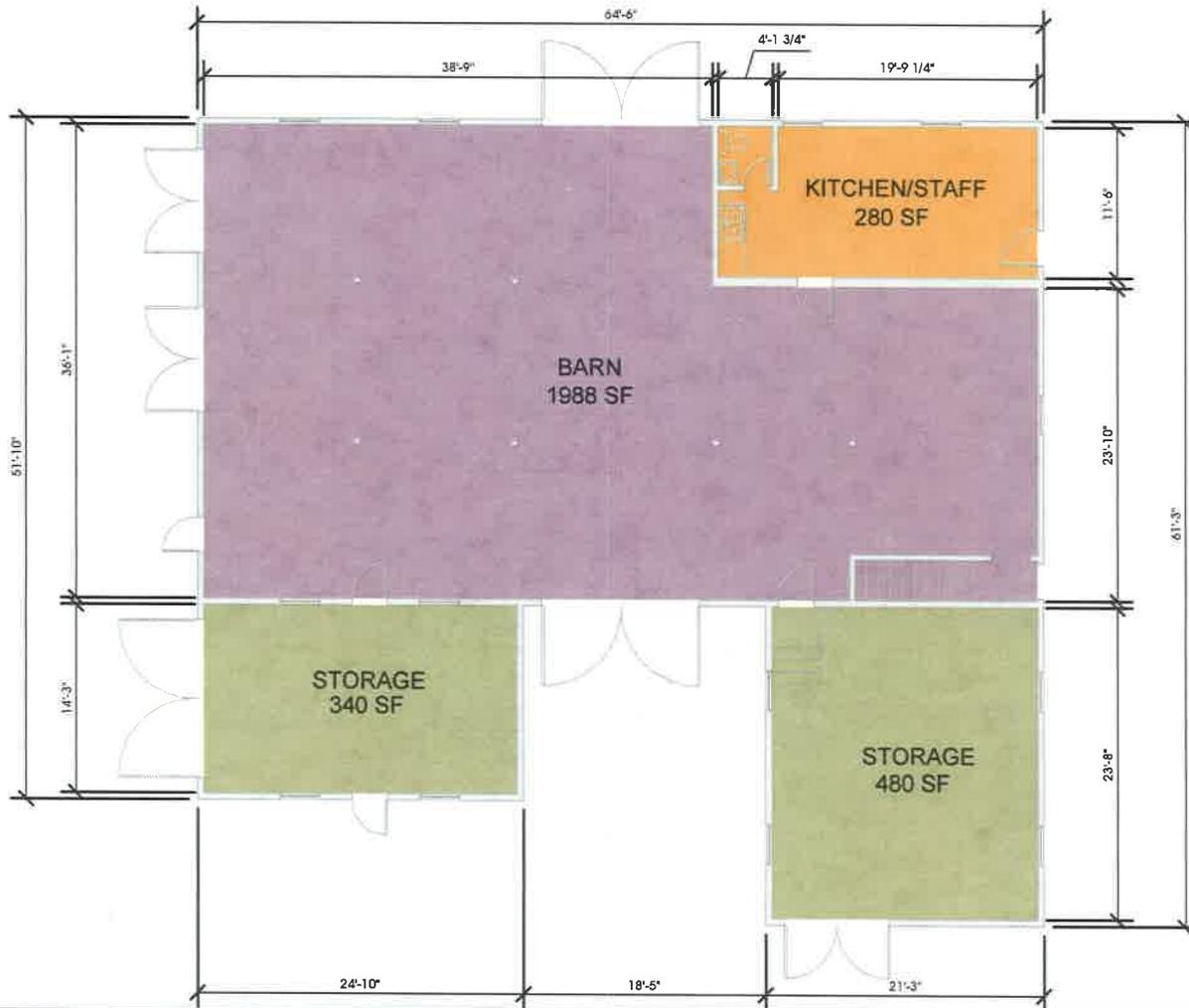
THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORD, TN, 37128
T: 615-663-3555
F: 888-418-3441

AFRICA HOUSE

1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

ATTACHMENT

1-11



BARN PLAN



THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORO, TN, 37128
T: 615-663-3555
F: 888-418-3441

AFRICA HOUSE

1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

ATTACHMENT 1-12



REC'D NOV 10 2014

**Ground Transportation Agreement
Between
Signature Transportation Services
And
Africa House**

This agreement entered into by Africa House and Signature Transportation Services. The effective date of this agreement shall be 11/1/2014 through 11/1/2016 with the effective rates per transfer (one way trip) and hourly trips as noted on attached price sheet. Africa House desires to obtain ground transportation service for its guest to and from the Africa House. Transportation service will be needed from the Metro Nashville area to and from 1021 Odoms Bend Private Ct. Gallatin, TN 37066. Signature Transportation agrees to provide luxury transportation to guest and staff as needed.

By 
Date: November 4th, 2014
Tecla Tawonezvi
New Horizons Hospitality

Africa House
1021 Odoms Bend Private Ct.
Gallatin, TN 37006

By: 
Date: November 4th, 2014
Michael Dozier
President

Signature Transportation
1306 Antioch Pike
Nashville, TN 37211

BECAUSE THE EXPERIENCE MATTERS!

PC0347-14

We Are Nashville!

TOLL FREE: 877.255.0033 • PHONE: 615.244.5464
E-MAIL: info@NashvilleLimo.com
WEBSITE: www.NashvilleLimo.com

1306 Antloch Pike • Nashville, TN 37211

02.02 Definitions

Accessory - An activity or structure that is customarily associated with and is appropriately incidental and subordinate to a principal activity and/or structure and located on the same zone lot, except as provided for under the provisions of accessory off-street parking.

Conditional Use - A conditional use is a use that would not be appropriate generally or without restriction throughout the zoning division or districts but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning division or district as conditional uses, if specific provisions for such use are made in this Ordinance.

Non-complying

- A. Any lawful building or other structure which does not comply with any one (1) or more of the applicable bulk regulations, or
- B. Any lawful use other than a non-conforming use, which does not comply with any part of any one (1) or more of the applicable regulations pertinent to:
 - 1. Location along district boundary;
 - 2. Signs; or
 - 3. Accessory off-street parking and loading;

either on the effective date of this Ordinance or as a result of any subsequent amendment.

Non-conforming Use - A lawful use of a building or other structure or of a tract of land which does not conform to any one (1) or more of the applicable use regulations of the district in which it is located, either on the effective date of this Ordinance or as a result of any subsequent amendment.

Principal Building - A building which contains the principal activity or use located on a zone lot on which it is situated.

Use - The performance of a function or operation which constitutes the use of land.

APPLICABLE G.Z.O. SECTIONS

03.07.160 Activity Type - Group Assembly Limited Commercial Activities: Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to assembled groups of spectators or participants smaller than 500 in number.

03.07.210 Activity Type - Transient Habitation Commercial Activities: Includes the provision of lodging services to transient guests, having at least 70 percent of its accommodation available on a less-than-weekly basis.

15.04.028 Rules and Proceedings of the Board

The Board shall adopt rules for the conduct of its meetings. Such rules shall at the minimum require that:

- F. Any decision made by the Board on a conditional use permit shall indicate the specific section of this Ordinance under which the permit is being considered and shall state its findings beyond such generalities as "in the interest of public health, safety and general welfare", and shall state clearly the specific conditions imposed in granting such permit;

15.06 Conditional Use Permits

15.06.010 Conditional Uses

The Board of Appeals may hear and decide, in accordance with the provisions of this Ordinance, requests for conditional use permits. For the purposes of administration of this Ordinance, conditional uses shall be construed as synonymous with special exceptions, as controlled by Sections 13-706, Tennessee Code Annotated (now Section 13-7-205(b)).

15.06.020 Application for Conditional Use Permit, Notice of Public Hearing

The application for a conditional use permit shall be made by the property owner or his designated agent and filed in writing with the Board on forms provided by the Board, and shall contain information and exhibits as may be required under Section 15.03.020 or in the case of buildings or other structures or uses to be located within floodplain districts, as may be required by Section 10.03. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant. Notice of hearing shall be held in accordance with Section 15.04.080 B.

15.06.030 Requirements for Conditional Use Permit

General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in Section 15.06.040 through 15.06.090 C in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this Ordinance. The Board may establish expiration dates for the expiration of any conditional use permit as a condition of approval.

ATTACHMENT 1-14

REC'D NOV 12 2014

Africa House - Group Assembly Limited - General Requirements

1. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

Public health, safety and welfare will be protected with this request for a Group Assembly Limited by following all applicable codes and ordinances.

2. Will not adversely affect other property in the area in which it is located.

Other property in the area will not be adversely affect due to the property on both sides of the Group Assembly also being owned by Foxworth Properties.

3. Is within the provisions of "Conditional Uses" as set forth in this ordinance.

A Group Assembly Limited is permitted within the A zoning with a Conditional Use approval.

4. Conforms to all applicable provisions of this Ordinance for this district in which it is to be located and is necessary for public convenience in that location.

The site and building design of the Group Assembly Limited will meet the requirements of the Gallatin Zoning Ordinance.

Special Conditions -

1. The location, size, and design of the facilities are compatible with the surrounding area.
2. The traffic generated by the facility will be a short distance from Hwy 109.
3. The property has ample space for off-street parking and will be able to meet recommendations from the Planning Commission.

PC0347-14

Exhibit 4-9: Major Thoroughfare Plan



Functional Classification	Year	Travel Lane	Design Speed (mph)	Minimum Right-of-Way (ft)	Lane Width (ft)	Median Width (ft)	Shoulder Width (ft)	Utility Width (ft)	Turn Lane	Walk and Bicycle Buffer
Major Arterial	N/A	2-4.5	45-60 mph	60'-111'	12'	Variable (8'-10')	Variable (8'-10')	4'-8'	12'-14'	Yes
Minor Arterial	Town Center	2-5	35-40 mph	60'-88'	12'	Variable (8'-10')	Variable (8'-10')	4'-8'	12' (CTL)	Yes
	Residential	2-5	35-40 mph	50'-88'	12'	Variable (8'-10')	Variable (8'-10')	5'-8'	12' (CTL)	No
	Commercial	2-5	35-40 mph	60'-88'	12'	Variable (8'-10')	Variable (8'-10')	4'-8'	12' (CTL)	Yes
Collector	Town Center	2-3	35 mph	50'-60'	12'	Variable (8'-10')	Variable (8'-10')	4'-8'	12' (CTL)	Yes
	Residential	2-3	35 mph	50'-60'	12'	Variable (8'-10')	Variable (8'-10')	5'-8'	12' (CTL)	No
	Commercial	2-3	35 mph	50'-60'	12'	Variable (8'-10')	Variable (8'-10')	4'-8'	12' (CTL)	Yes
Local	N/A	N/A	30 mph	50'	20' (Paved)	N/A	N/A	5'-8'	None Required	No

Source: Transportation Planning and Engineering, Inc. City of Gallatin Major Thoroughfare Plan # 2007-01-01

Legend

2030 Roadway Network

Functional Classifications

- Major Arterial
- Minor Arterial
- Collector
- Local Road
- Likely Future Signal Locations
- Urban Growth Boundary
- City Limits
- Planning Region
- Lakes



The City of Gallatin is a member of the Gallatin Planning Region. CBB is the lead consultant for the Gallatin Planning Region. © 2008

Prepared by
MACTEC & CBB Capital Development
 Planning & Transportation Engineers

Wilson County

This map is intended for planning purposes only. NOTE: Please refer to projects on Exhibit 8.

Gallatin On The Move 2020
 General Development & Transportation Plan

AFRICA HOUSE

1021 Odom's Bend Private Court
Gallatin, Tennessee 37066

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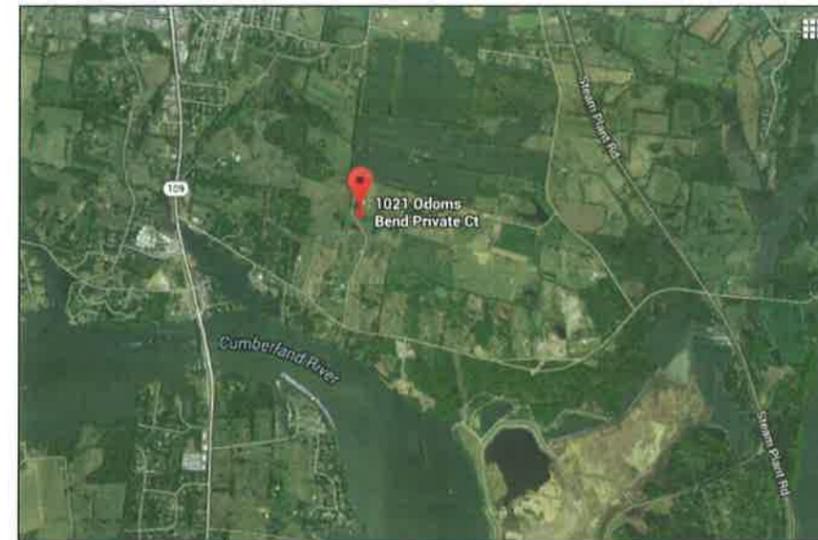
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- THE PURPOSE OF THIS PLAN IS TO PROVIDE A DETAIL LAYOUT, DRAINAGE, AND GRADING OF THE RESPECTIVE LOT ONLY. THIS PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED.
- DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE BUILDER.
- RETAINING WALL INFORMATION IS GENERAL IN NATURE AS RELATED TO LOCATION AND HEIGHTS ONLY AND THE STRUCTURAL INTEGRITY OF ALL RETAINING WALLS SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER. WE STRONGLY RECOMMEND THAT THE BUILDER HAVE A STRUCTURAL ENGINEER DESIGN THE RETAINING WALLS ON THIS SITE.
- PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEER GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE BUILDER HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
- CONTRACTOR TO LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF THE SANITARY SEWER SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND VERIFY THAT GRAVITY SEWER CAN BE ACHIEVED FOR THE FINISHED FLOOR ELEVATION SHOWN HEREON UTILIZING LOCAL CODES. CONTRACTOR TO CONTACT THE ENGINEER IF THIS CAN NOT BE ACHIEVED.
- CONTRACTOR SHALL INSTALL NECESSARY STEPS AND RAILINGS TO MEET ADA AND LOCAL REGULATIONS.
- CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS W/ THE FOUNDATION PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION REPORT ANY DISCREPANCIES TO THE ENGINEER.
- EXISTING PONDS SHALL REMAIN IN PLACE TO ADDRESS SICHM WATER QUANTITY AND QUALITY REQUIREMENTS.
- THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

USE AND OCCUPANCY

- USE GROUP**
- EXISTING USE:
BED AND BREAKFAST HOME
- PROPOSED USE:
BED AND BREAKFAST HOME
GROUP ASSEMBLY LIMITED (LESS THAN 500 PEOPLE)
- OCCUPANCY**
- PROPOSED OCCUPANCY:
BED AND BREAKFAST HOME
3 UNITS = 12 OCCUPANTS
- GROUP ASSEMBLY LIMITED
130 OCCUPANTS
- PARKING REQUIREMENTS**
- BED AND BREAKFAST HOME
1 PARKING SPACE PER UNIT:
3 UNITS = 3 PARKING SPACES REQUIRED
- PARKING SPACES PROVIDED
3 PARKING SPACES +
1 HC ACCESSIBLE = 4 PARKING SPACES TOTAL
- GROUP ASSEMBLY LIMITED
1 PARKING SPACE PER 4 OCCUPANTS
130 OCCUPANTS = 33 PARKING SPACES REQUIRED
- PARKING SPACES PROVIDED
31 PARKING SPACES +
2 HC ACCESSIBLE = 33 PARKING SPACES TOTAL

ATTACHMENT 1-1

VICINITY MAP



project site



INDEX OF DRAWINGS

- A0.0 Cover
- AS1.0 SITE PLAN

RECEIVED
OCT 22 2014

PROJECT TEAM

- Designer**
The Trinity Group LLC
231 Veterans Parkway
Murfreesboro, TN 37128
p: 615. 750.3137
- Owner**
Foxworth Properties
4620 Franklin Road
Murfreesboro, TN 37128

ITEM 1

REVISIONS:
10-22-2014

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORO, TN, 37128
T: 615-663-3555
F: 888-418-3441



COVER SHEET

PROJECT:
AFRICA HOUSE
1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

FOXWORTH PROPERTIES
4620 FRANKLIN ROAD
MURFREESBORO, TN 37128

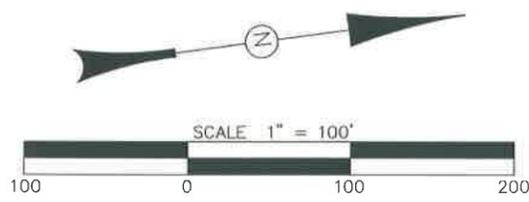
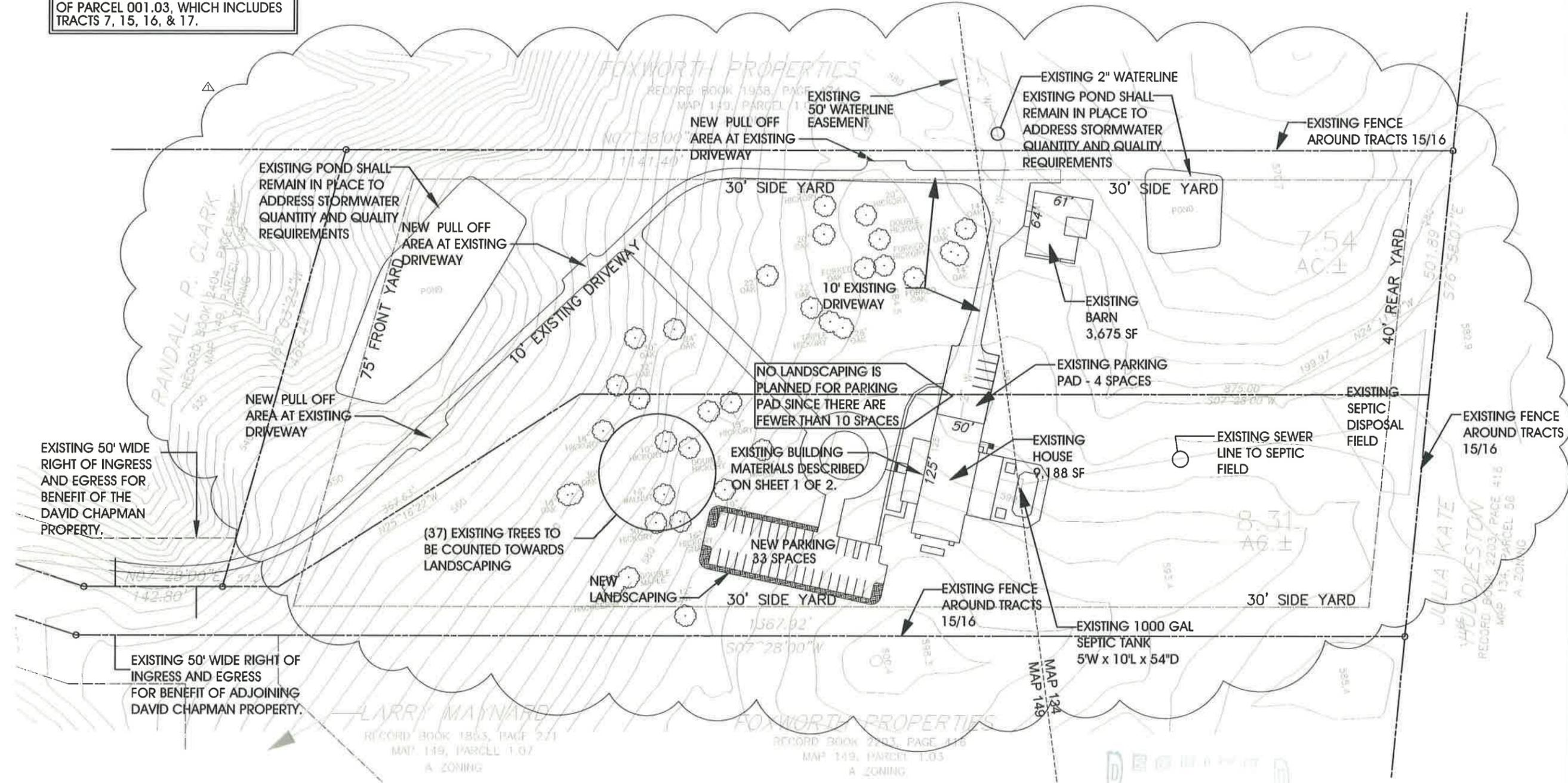
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DATE: 09/23/2014
JOB NO.:
SHEET:

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1 OF 2

PC0347-14

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TRACTS 15 & 16 ARE ONLY A PART OF PARCEL 001.03, WHICH INCLUDES TRACTS 7, 15, 16, & 17.



SITE DATA	
OWNER:	FOXWORTH PROPERTIES
AREA:	15.85 ac (Tracts 15/16)
MAP:	149
PARCEL:	Part of 001.03
ADDRESS:	1021 ODOM'S PRIVATE COURT GALLATIN, TN 37066
ZONING:	A

1.) ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.

OCT 22 2014

ITEM !

1 SITE PLAN
SCALE: 1" = 100'-0"

PC0347-14

REVISIONS:
10-22-2014

SHEETS BEARING THIS SEAL ARE AUTHORIZED RESPONSIBILITY FOR ALL OTHER PLANS SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED

THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORO, TN, 37128
T: 615-663-3555
F: 888-418-3441

SITE PLAN

PROJECT:
AFRICA HOUSE
1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

FOXWORTH PROPERTIES
4620 FRANKLIN ROAD
MURFREESBORO, TN 37128

DRAWN: AS
CHECKED: -
DATE: 09/23/2014
JOB NO.: -
SHEET: -

AS1.0
2 OF 2

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