



Agenda
Gallatin Municipal Board of Zoning Appeals

Thursday, March 31, 2016
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes: February 25, 2016 Gallatin Municipal Board of Zoning Appeals**

REGULAR AGENDA

- 1. GMBZA RESOLUTION NO. 2016-05 B-1589-16**
LIVING TO GO CHURCH; CONDITIONAL USE PERMIT
LIVING TO GO CHURCH, INC.

PUBLIC HEARING

THE OWNER AND APPLICANT REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP FACILITY FOR LIVING TO GO CHURCH, PER SECTION 06.02.030. OF THE GALLATIN ZONING ORDINANCE, ON A 28.0 (+/-) ACRE PARCEL (S.B.E. TAX MAP 124, PARCEL 043.02), ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED EAST AND WEST OF LOWER STATION CAMP CREEK ROAD AND SOUTH OF LONG HOLLOW PIKE.

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

MINUTES OF THE GALLATIN
MUNICIPAL BOARD OF ZONING APPEALS
MEETING

February 25, 2016

Present

Jimmy Moore, Chair
Eddie Wyatt, Vice Chair
Homer Vaughn, Secretary
Jeannie Gregory
John Puryear

Staff

Robert Kalisz, Assistant Director of Planning
Denise Brown, Planner I
Marianne Mudrak, Board Secretary

Absent

None

Others Present

Applicants

The Gallatin Municipal Board of Zoning Appeals met in a regular meeting on Thursday, February 28, 2016 at 5:30 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Jimmy Moore, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Chair Moore led the opening prayer and Mr. Vaughn led the pledge of allegiance. Ms. Mudrak called roll.

Approve Prior Minutes

Chair Moore presented the minutes of the January 28, 2016 Municipal Board of Zoning Appeals meeting for approval. Mr. Wyatt motioned to approve the minutes as submitted. Ms. Gregory seconded the motion and the motion passed 4 ayes, 0 nays.

Mr. Puryear joined the meeting, at 5:35.

1. GMBZA Resolution No. 2016-03 - Small Steps Childcare, Conditional Use Permit – Small Steps, Childcare, LLC – (B-1489-16) – Public Hearing – The owner and applicant request approval of a Conditional Use Permit for a Limited Child Care Facility for Small Steps Childcare, per section 08.02.010.D of the Gallatin Zoning Ordinance, on a 0.67 (+/-) parcel zoned Commercial Services (CS), located at 650-5A Nashville Pike.

Ms. Denise Brown, Planner I, said the property is located in the Mandywood Center behind Waffle House. The applicant proposes to convert a portion of an existing building for a childcare facility with a fenced playground. The rear of the building is visible from Tulip Poplar Drive and the existing asphalt will be replaced with green area and a fenced playground enclosed with a four foot vinyl coated fence. The applicant has provided the required parking spaces and handicapped spaces. All parking spaces are provided in the front of the building. The businesses on the adjoining parcels are small offices, including a tax office, which is a seasonal business. The church located on the premise only uses the parking spaces on

Sundays and Wednesday evenings. The parking shown meets the requirements of the Gallatin Zoning Ordinance. The peak drop-off and pick-up times for the childcare facility are when the other businesses are closed. The pick-up time will overlap a little with the fitness center.

Ms. Brown said staff recommends approval of Resolution No. 2016-03 with the conditions listed in the staff report.

Mr. Tom Ackerman, representing the applicant, said his daughter has run a daycare business out of her home for seven (7) years. She is ready to expand into this facility and provide quality daycare. The business plan accommodates 44 students. He stated that he has been working with the state, DHS, and the Gallatin Fire Marshall.

Chair Moore opened public hearing. No one came forward to speak; therefore, Chair Moore closed public hearing.

Chair Moore asked about traffic on this road. Ms. Brown said the street is used as a cut-through. Mr. Ackerman said he does not have an issue with the traffic because the playground is several feet from the street and a black vinyl coated chain link fence will be installed around the playground.

Ms. Brown said a site plan is contingent on approval of this Conditional Use Permit. Ms. Brown said 44 children is a comfortable number and could be accommodated at this site per the Fire Department's review and the parking requirements.

Mr. Puryear motioned to approve Resolution No. 2016-03 with the following conditions:

1. The proposed Conditional Use Permit shall be consistent with the one (1) sheet plan prepared by Small Steps Childcare, of Gallatin, Tennessee, dated January 25, 2016.
2. The use at 650-5A Nashville Pike shall be limited to a Limited Child Care facility.
3. Submit a Change of Use Site Plan to the Planning Department complying with Article 15, Section 15.03.020 for review and approval. No exterior façade changes may be made to the existing building without Site Plan approval.
4. Obtain a Life Safety inspection prior to the issuance of a Certificate of Occupancy from the Building Codes Department.
5. The applicant shall revise the note on the plan to state: the facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance.

Mr. Wyatt seconded the motion and the motion passed 5 ayes, 0 nays.

2. GMBZA Resolution No. 2016-04 – Grace Point Church; Conditional Use Permit – Bruce Rainey & Associates (B-1492-16) – Public Hearing – The owner and applicant request approval of a Conditional Use Permit for a Place of Worship Facility for Grace Point Church, per section 06.020.030 of the Gallatin Zoning Ordinance, on two (2) parcels, containing 10.00 (-) acres, zoned Agricultural Residential (A) located at 1788 Long Hollow Pike.

Ms. Brown said this property is located on the north side of Long Hollow Pike near the Carellton Subdivision. The applicant proposes to construct a 14,400 square foot sanctuary. The location of the facility will be shown on the site plan review. The proposed building will meet or exceed the building material requirements. A site plan has been submitted and is contingent upon approval of this Conditional Use Permit. The church is now located in the gym of College Heights Baptist Church on Nashville Pike. There are currently 150 members and some services could have as many as 350 attendees. The property is surrounded by Agricultural (A) property on all sides. A bufferyard is not required when an Agricultural zone abuts an Agricultural zone; however, a Type-10 Bufferyard has been designated along all property lines. The property has an existing tree line along the west and north property lines. The Gallatin Zoning Ordinance requires religious assembly to have one (1) parking space for every four (4) person capacity of the largest place of assembly. The required and proposed parking will be determined at the site plan approval stage. There is an existing driveway along Long Hollow Pike. No changes are proposed to the driveway; however, it will be widened 24 feet. Staff believes the use will not generate any more traffic, since most of the members live in the area. Staff recommends approval of Resolution 2016-04 with the conditions listed in the staff report.

Mr. Bruce Rainey, with Bruce Rainey & Associates, representing the applicant said the building is far from the road and is centered to not intrude on any of the neighbors.

Mr. James Mathis lives next to this property and asked if a school could be located at this facility without coming back to the Board of Zoning Appeals. Chair Moore said the facility would have to come back to the City for approval.

Mr. Robert Kalisz, Assistant Director of Planning, clarified that an addition to the church would not come back to the Gallatin Board of Zoning Appeals, but would have to come to the Gallatin Municipal-Regional Planning Commission.

Pastor Mark Grubb, said the church is not interested in establishing a school.

Mr. Wyatt motioned to approve Resolution 2016-04 with the following conditions:

1. The proposed Conditional Use Permit shall be consistent with the one (1) sheet plan prepared by Bruce Rainey and Associates, of Hendersonville, Tennessee, with project number 150086, dated January 21, 2016 and latest revision date of February 10, 2016.
2. The use at 1788 Long Hollow Pike shall be limited to a Place of Worship facility, classrooms/meeting rooms, and other accessory uses only associated with the Place of Worship facility.
3. Submit a Site Plan to the Planning Department for review and approval prior to the construction of the church facility.
4. Additional Conditional Use Permits shall be required if the church wants to expand into other uses on the zone lot.
5. In Note 7, correct the parking number from 129 to 131 to match the plan.
6. Add note to plan stating: "The exact location of the stream and flood zone shall be shown on the site plan".

7. On the Site Plan, fire hydrants shall comply with International Fire Code Sections 507.5.1 through 507.5.6. Where a building is more than 400 feet from a fire hydrant, an access road shall be provided around the exterior of the building for the maneuvering of fire trucks. On-site fire hydrants and mains shall be provided where required by the Fire Code Official.

Mr. Vaughn seconded the motion and the motion passed 5 ayes, 0 nays.

3. Other Business

There was no other business to discuss.

4. Adjourn

There being no further business to discuss, Chair Moore adjourned the meeting at 5:54 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Jimmy Moore, Chair

Homer Vaughn, Secretary



**Agenda
Gallatin Municipal Board of Zoning Appeals**

**Thursday, February 25, 2016
DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes: January 28, 2015 Gallatin Municipal Board of Zoning Appeals**

REGULAR AGENDA

- 1. GMBZA RESOLUTION NO. 2016-03
SMALL STEPS CHILDCARE, CONDITIONAL USE PERMIT
SMALL STEPS CHILDCARE, LLC** **B-1489-16**

PUBLIC HEARING

THE OWNER AND APPLICANT REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR A LIMITED CHILD CARE FACILITY FOR SMALL STEPS CHILDCARE, PER SECTION 08.02.010.D OF THE GALLATIN ZONING ORDINANCE, ON A 0.67 PARCEL ZONED COMMERCIAL SERVICES (CS), LOCATED AT 650-5A NASHVILLE PIKE.

- 2. GMBZA RESOLUTION NO. 2016-04
GRACE POINT CHURCH; CONDITIONAL USE PERMIT
BRUCE RAINEY & ASSOCIATES** **B-1492-16**

PUBLIC HEARING

THE OWNER AND APPLICANT REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP FACILITY FOR GRACE POINT CHURCH, PER SECTION 06.02.030. OF THE GALLATIN ZONING ORDINANCE, ON TWO (2) PARCELS, CONTAINING 10.00 (+/-) ACRES, AGRICULTURAL RESIDENTIAL (A), LOCATED AT 1788 LONG HOLLOW PIKE.

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

EXHIBIT A

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP FACILITY FOR LIVING TO GO CHURCH, PER SECTION 06.02.030 OF THE GALLATIN ZONING ORDINANCE, ON A 28.0 (+/-) ACRE PARCEL (S.B.E. TAX MAP 124, PARCEL 043.02), ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED EAST AND WEST OF LOWER STATION CAMP CREEK ROAD AND SOUTH OF LONG HOLLOW PIKE – PC FILE B-1589-16

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS considered the Conditional Use Permit request for a Place of Worship use on a 28.0 (+/-) acre parcel (S.B.E. Tax Map 124, Parcel 043.02) located east and west of Lower Station Camp Creek Road and south of Long Hollow Pike for the Living to Go Church, Inc., at its regular meeting on March 31, 2016; and

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

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS is required in its deliberations, pursuant to Gallatin Zoning Ordinance § 15.04.028.F, to indicate the specific section of the Zoning Ordinance of Gallatin, Tennessee under which the permit is being considered and state specific findings and any special conditions imposed in granting a Conditional Use Permit; and

WHEREAS, the Zoning Ordinance of Gallatin, Tennessee classifies Place of Worship as a Conditional Use in the Agricultural Residential (A) zone district in § 06.02.030

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL BOARD OF ZONING APPEALS in its deliberations finds that the applicant meets the Standards for a Conditional Use set forth in Gallatin Zoning Ordinance § 15.06.030 as follows:

Section 1. The Gallatin Municipal Board of Zoning Appeals in its deliberations finds that the applicant meets the General Requirements set forth in Gallatin Zoning Ordinance § 15.06.040 including:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
- B. Will not adversely affect other property in the area in which it is located.
- C. Is within the provisions of "Conditional Uses" as set forth in this 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 with conditions.

ITEM 1

Section 2. The Gallatin Municipal Board of Zoning Appeals in its deliberations finds that the applicant meets the Special Conditions for Place of Worship set forth in Gallatin Zoning Ordinance § 15.06.050.H including:

1. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district except those facilities proposed in R40 and A districts where the minimum district lot size shall apply.
2. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such area.
3. Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan with conditions.
4. All bulk regulations of the district shall be met.
5. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.

BE IT FURTHER RESOLVED THAT THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS approves a Conditional Use Permit request for a Place of Worship use on a 28.0 (+/-) acre parcel (S.B.E. Tax Map 124, Parcel 043.02) located east and west of Lower Station Camp Creek Road and south of Long Hollow Pike per Section 06.02.030 of the Zoning Ordinance of the City of Gallatin, Tennessee, with the following conditions:

1. The proposed Conditional Use Permit shall be consistent with the conceptual two (2) sheet plan prepared by Dewaal & Associates, dated February 22, 2016 and latest revision date of March 18, 2016 and Architectural Elevations consisting of eight (8) sheet plan prepared by Dewaal & Associates, dated received March 21, 2016.
2. Provide primary access to a roadway classified as either an arterial roadway or collector roadway.
3. Submit a site plan to the Planning Department for review and approval prior to the construction of the church facility.
4. The use of the property (Tax Map 124, Parcel 043.02) shall be limited to a Place of Worship facility, classrooms/meeting rooms, and other accessory uses only associated with the Place of Worship facility or other uses permitted in the Agricultural Residential (A) zoned district.
5. An amendment to the Conditional Use Permit shall be required if the church desires to expand by more than 5,000 square feet in gross floor area.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL 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

ITEM /

AYE:

NAY:

DATED: 03/31/2016

Jimmy Moore, Chair

Homer Vaughn, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 1

PLANNING DEPARTMENT STAFF REPORT

Living to Go Church Conditional Use Permit Request

Lower Station Camp Creek Road

(PC File B-1589-16)

Date: March 29, 2016

PUBLIC HEARING

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP FACILITY FOR LIVING TO GO CHURCH, PER SECTION 06.02.030. OF THE GALLATIN ZONING ORDINANCE, ON A 28.0 (+/-) ACRE PARCEL (S.B.E. TAX MAP 124, PARCEL 043.02), ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED EAST AND WEST OF LOWER STATION CAMP CREEK ROAD AND SOUTH OF LONG HOLLOW PIKE.

OWNER: MAX HOLLINS JR.

APPLICANT: LIVING TO GO CHURCH, INC.

STAFF RECOMMENDATION: APPROVAL OF GMBZA RESOLUTION 2016-05

STAFF CONTACT: ROBERT J. KALISZ

MBZA MEETING DATE: MARCH 31, 2016

PROJECT OVERVIEW:

The owner and applicant request approval of a Conditional Use Permit for a Place of Worship Facility for Living to Go Church, per Section 06.02.030 of the Gallatin Zoning Ordinance, on a 28.0 (+/-) acre parcel (S.B.E. Tax Map 124, Parcel 043.02), zoned Agricultural Residential (A), located east and west of Lower Station Camp Creek Road and south of Long Hollow Pike (Attachment 1-1 and Attachment 1-2).

The church is currently under contract to purchase the property, contingent upon the approval of this request for a Place of Worship use. The church intends to construct three (3) structures consisting of two (2) youth facilities, 5,040 square feet each, and one (1) 18,700 square foot place of worship facility located in the middle of the property. The exact location of the facilities, parking area and the private access driveway will be shown during the site plan review. An existing historic house will remain on the property. If the CUP is approved, a site plan will be submitted to the Gallatin Municipal-Regional Planning Commission at a future date.

A Place of Worship use requires a Conditional Use Permit in the Agricultural Residential (A) zone district. The surrounding property owners were notified by mail about the Conditional Use Permit request and a Public Hearing shall be held on the item at the meeting.

Staff recommends approval of the Conditional Use Permit request with conditions. The project meets the General Requirements for a Conditional Use Permit but does not meet the Special Conditions required for the Place of Worship use per G.Z.O. Section 15.06.050.H.3.

CASE BACKGROUND:

Previous Approvals

The property is currently vacant farmland with a vacant home. There are no records on file about previous approvals in the Planning Department except the property was annexed and zoned Agricultural Residential (A) in 2008. According to the Sumner County Tax Assessor's Office, the property is currently owned by Max Elvis Hollins Jr. and wife Melody Joy Hollins (R.B. 3748, Pg. 741 R.O.S.C., TN).

DISCUSSION:

Analysis

The owner and applicant request approval of a Conditional Use Permit for a Place of Worship Facility for Living to Go Church, per Section 06.02.030 of the Gallatin Zoning Ordinance, on a 28.0 (+/-) acre parcel, zoned Agricultural Residential (A), located east and west of Lower Station Camp Creek Road south of Long Hollow Pike (S.B.E. Tax Map 124, Parcel 043.02). The Living to Go Church currently holds services at 750 Rivergate Parkway in Goodlettsville. Each of the two (2) services averages approximately 250-300 attendees. The proposed site is more convenient to their members since many of them live in north Nashville, Goodlettsville, Hendersonville, Gallatin and the surrounding area.

The church is currently under contract to purchase the property contingent upon the approval of this request for a Place of Worship use. The church intends to construct three (3) structures consisting of two (2) youth facilities, 5,040 square feet each, and one (1) 18,700 square foot place of worship facility located in the middle of the property. The exact location of the facility will be shown during the site plan review. A small portion of the property is located on the western side of Lower Station Camp Creek Road and will not be developed (This small portion of the property is within the creek floodway). An existing historic house located on the main portion of the property will be retained. At this time the owner and applicant has not indicated any type of activity within the existing house. The owner and applicant shall identify if any activity or use will be associated with the existing historic house. If the CUP is approved, a site plan will be submitted to the Gallatin Municipal-Regional Planning Commission at a future date. Illustrations of the proposed church are provided in Attachment 1-2.

Section 06.02.030 of the Gallatin Zoning Ordinance states that a Place of Worship facility requires a Conditional Use Permit in the Agricultural Residential (A) zone district. A substantial portion of the parcel (043.02) is located within a special flood hazard area according to FIRM Panel No. 47165C0293G. Station Camp Creek is located adjacent to the western side of Lower Station Camp Creek Road. The plan shows the approximate width and location of the stream and floodplain (Attachment 1-2).

Adjacent development and Zoning

The property is surrounded by Agricultural Residential (A) zoned district to the north, south, and east sides. The property located across to Station Camp Creek west side of the property is zoned

Low-Density Residential Planned Unit Development (LDR-PUD) (County Zoning) and is developed as the Creekside at Station Camp Subdivision; a large, low-density residential development. Another low-density residential development, Stone Creek Subdivision, is located approximately 1,400 feet to the south and is zoned R15 Medium-Density Residential - Planned Residential Development (R-15 PRD).

Parking

The Gallatin Zoning Ordinance requires Religious Assemblies (Places of Worship) to provide parking compliant with Article 11.00 of the G.Z.O. (Section 15.06.050H.5). This requires one (1) parking space for every four (4) person's capacity of the largest place of public assembly. The plan shows a total of 217 parking spaces, including eight (8) handicapped parking spaces surrounding all three (3) buildings. This exceeds the parking required by code. The parking ratio is calculated based on the seating capacity of the public assembly area. A total of 700 seats are proposed in the assembly area (sanctuary).

Site Plan

Upon submittal of a site plan to the Gallatin Municipal-Regional Planning Commission the architectural elevations shall be approved prior to the construction of the facility. Illustrations of the proposed facility are provided in Attachment 1-2.

Signage

The plan indicates a proposed monument sign to be located along Lower Station Camp Creek Road. The owner and applicant shall submit a signage plan, including details of the monument sign, meeting the requirements of the Gallatin Zoning Ordinance, Section 13.07 and obtain sign permits from the Planning Department prior to the installation of any signage on site.

Planning Department Comments

The Planning Department reviewed and commented on the Conditional Use Permit request. The Planning Department comments have been satisfied except that several conditions of approval are recommended as described below. The owner and applicant shall submit a site plan application to the Gallatin Municipal-Regional Planning Commission for approval prior to the construction of the facility.

Engineering Division Comments (Access)

The Engineering Division reviewed and commented on the Conditional Use Permit request. According to the Gallatin on the Move 2020 General Development and Transportation Plan Lower Station Camp Creek Road is classified as a local street. Engineering Division does not recommend re-classification of Lower Station Camp Creek Road from a local street to either a major arterial or collector minor arterial street. The owner and applicant shall comply with the following condition.

1. Provide a primary access to a roadway classified as either an arterial roadway or collector roadway.

If the Conditional Use Permit is approved without requiring a connection to an arterial or collector roadway then a variance from Section 15.06.050.H.3 of the G.Z.O. must be approved. The single proposed access from Lower Station Camp Creek Road is a concern of staff since this roadway does not comply with the location standards for the proposed use. The roadway is subject to frequent flooding which would isolate access to/from the proposed church. If approved a primary access way

should be provided to/from an area arterial or collector roadway and not through the flood hazard area. The church indicated they are working with adjacent land owners to access to/from the property to Big Station Camp Boulevard or Long Hollow Pike.

White House Utility District

This development is located in the White House Utility District, the owner and applicant shall coordinate all development to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District.

Other Departmental Comments

Other City Departments reviewed and commented on the Conditional Use Permit request. The owner and applicant satisfactorily addressed the majority of the other City Department comments; however, the owner and applicant shall be aware the proposed development shall meet all IFC 2009 and NFPA 2009 Life Safety Codes.

Findings

The applicant submitted responses addressing the General Requirements and Special Conditions, pertaining to the proposed Conditional Use Permit for a Place of Worship facility, which are included on the Conditional Use Permit Site Plan (Attachment 1-2). Additional information concerning the requirements is provided below.

General Requirements for Conditional Use Permit

Section 15.06.040 of the Gallatin Zoning Ordinance outlines the general requirements for granting a Conditional Use Permit. The applicant's request does meet the general requirements as listed below and in Attachment 1-2. A Conditional Use Permit shall be granted provided that 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 request for a Conditional Use Permit for a Place of Worship facility east and west of Lower Station Camp Creek Road and south of Long Hollow Pike (Tax Map 124, Parcel 043.02) will not significantly impact the public health, safety, or welfare of the area provided primary access is provided from an arterial or collector roadway.
 - The Place of Worship facility will utilize public water, sanitary sewer, and power sources from the appropriate utility companies. The property is 28.0 (+/-) acres which exceeds the required amount of 2.5 acres per Gallatin Zoning Ordinance 15.06.050.H.
 - Parking for the Place of Worship facility will primarily be located in front of the buildings with additional parking located on the sides and behind the buildings. The church will not create unusual noise, light or other adverse conditions which would violate the Performance Standards Regulations of the Gallatin Zoning Ordinance, Section 13.02. The owner and applicant indicated on the plan that the facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance (Attachment 1-2).
- B. Will not adversely affect other property in the area in which it is located;

- The proposed buildings will be situated towards the middle of the property. The property is surrounded by Agricultural Residential (A) zoned property on three (3) sides with Lower Station Camp Creek Road and Station Camp Creek located along the western boundary. A bufferyard is not required when an Agricultural Residential (A) zoned property abuts another Agricultural Residential (A) zoned property; however, a bufferyard will be required along the western boundary. The property currently has an existing tree lines along the northern, eastern, and western (including a stone wall) boundaries with additional trees along the middle of the property as shown in Attachment 1-2.
 - The property is primarily surrounded by farmland and low-density residential use including the Creekside at Station Camp and Stone Creek Subdivisions. A 700 seat church will generate up to approximate 262 trips and likely make more on weekends. This is potentially a reason for requiring primary access to a higher functional classified roadway.
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance;
- Place of Worship is a legal conditional use for the Agricultural Residential (A) zone district per Section 06.02.030 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 Living to Go Church currently holds services at 750 Rivergate Parkway in Goodlettsville. Soon after Easter services the church will relocate to Knox Ross Middle School to hold services until the church can relocate. The church is requesting a Conditional Use Permit for a Place of Worship facility for this location for the convenience of their members and to provide better facilities and atmosphere for its growing membership.
 - This plan will comply with all applicable provisions of the Gallatin Zoning Ordinance and the owner and applicant indicated that the facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance (Attachment 1-2).
 - A site plan application shall be submitted for approval by the Gallatin Municipal-Regional Planning Commission, at a future date.

Special Conditions for Place of Worship Activities

Section 15.06.050.H of the Gallatin Zoning Ordinance outlines special conditions for Place of Worship Activities. The applicant's request does not meet all of the special conditions as listed below and in Attachment 1-2. A Conditional Use Permit shall be granted provided that the Board finds that:

1. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district except those facilities proposed in R40 and A districts where the minimum district lot size shall apply.
- The minimum lot area required in the Agricultural Residential (A) zone district is 2.5 acres. The subject property is located on Tax Map 124, Parcel 043.02 and contains 28.0 (+/-) acres, which exceeds the minimum lot area requirement for a Place of Worship facility. The

proposed buildings will contain approximately 28,780 square feet for church activities. (Attachment 1-2)

2. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such area.
 - The proposed building will not meet the 65% brick requirement on all facades (Attachment 1-2). The proposed architectural design will be similar to a historic farm with primarily hardie plank siding and brick/stone wainscoting with a metal roof. The existing historic house located on parcel 043.02 is proposed to remain on the property but no future use is indicated. Additional Conditional Use Permits may be required if the church wants to construct additional buildings on the property other than uses permitted in the Agricultural Residential (A) zoned district.
 - The proposed building will be situated towards the middle and center portion of the property to maximize separation between the buildings and parking areas to the surrounding properties. The property is surrounded by Agricultural Residential (A) zoned property on three (3) sides with Lower Station Camp Creek Road and Station Camp Creek located along the western boundary. A bufferyard is not required when an Agricultural Residential (A) zoned property abuts another Agricultural Residential (A) zoned property; however, a bufferyard will be required along the western boundary. The property currently has an existing tree lines along the northern, eastern, and western (including a stone wall) boundaries with additional trees along the middle of the property as shown in Attachment 1-2. Supplemental landscaping will be required as part of the site plan review.
3. Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan.
 - There is currently an existing driveway located along the northern portion of the property that accesses Lower Station Camp Creek Road. The plan indicates a driveway to give better access to the proposed project.
 - Lower Station Camp Creek Road is classified as a local street on the official Major Thoroughfare Plan, approved as part of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020*.
 - The structure will be located on a local road approximately 1400 feet from an arterial road (Long Hollow Pike). Lower Station Camp Creek Road has been recently upgraded with protective railing and asphalt paving, approximately 20-24 foot wide. The Living to Go Church is currently working with the adjacent property owners to obtain primary access to Big Station Camp Boulevard or Long Hollow Pike.
4. All bulk regulations of the district shall be met.
 - All bulk regulations will be met and will not exceed the requirements.
 - A site plan shall be submitted for approval by the Gallatin Municipal-Regional Planning Commission, at a future date. The owner and applicant indicated on the plan stating that the

facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance (Attachment 1-2).

5. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.
 - A total of 700 seats are proposed in the assembly area (sanctuary). The Gallatin Zoning Ordinance requires Religious Assemblies (Places of Worship) to provide parking compliant with Article 11.00 of the G.Z.O. This requires one (1) parking space for every four (4) person's capacity of the largest place of public assembly. The plan shows a total of 217 parking spaces, including eight (8) handicapped parking spaces surrounding all three (3) buildings. This exceeds the parking required by code. The parking ratio is calculated based on the seating capacity of the public assembly area.

RECOMMENDATION

Staff recommends approval of a Conditional Use Permit for a Place of Worship use for Living to Go Church per Section 06.02.030 of the Zoning Ordinance of the City of Gallatin, Tennessee, with the following conditions:

1. The proposed Conditional Use Permit shall be consistent with the conceptual two (2) sheet plan prepared by Dewaal & Associates, dated February 22, 2016 and latest revision date of March 18, 2016 and Architectural Elevations consisting of eight (8) sheet plan prepared by Dewaal & Associates, dated received March 21, 2016.
2. Provide primary access to a roadway classified as either an arterial roadway or collector roadway.
3. Submit a site plan to the Planning Department for review and approval prior to the construction of the church facility.
4. The use of the property (Tax Map 124, Parcel 043.02) shall be limited to a Place of Worship facility, classrooms/meeting rooms, and other accessory uses only associated with the Place of Worship facility or other uses permitted in the Agricultural Residential (A) zoned district.
5. An amendment to the Conditional Use Permit shall be required if the church desires to expand by more than 5,000 square feet in gross floor area.

ATTACHMENTS:

Attachment 1-1 Location Map

Attachment 1-2 Conditional Use Permit Site Plan, General Requirements and Special Conditions for Place of Worship, Architectural Elevations, Architectural Renderings

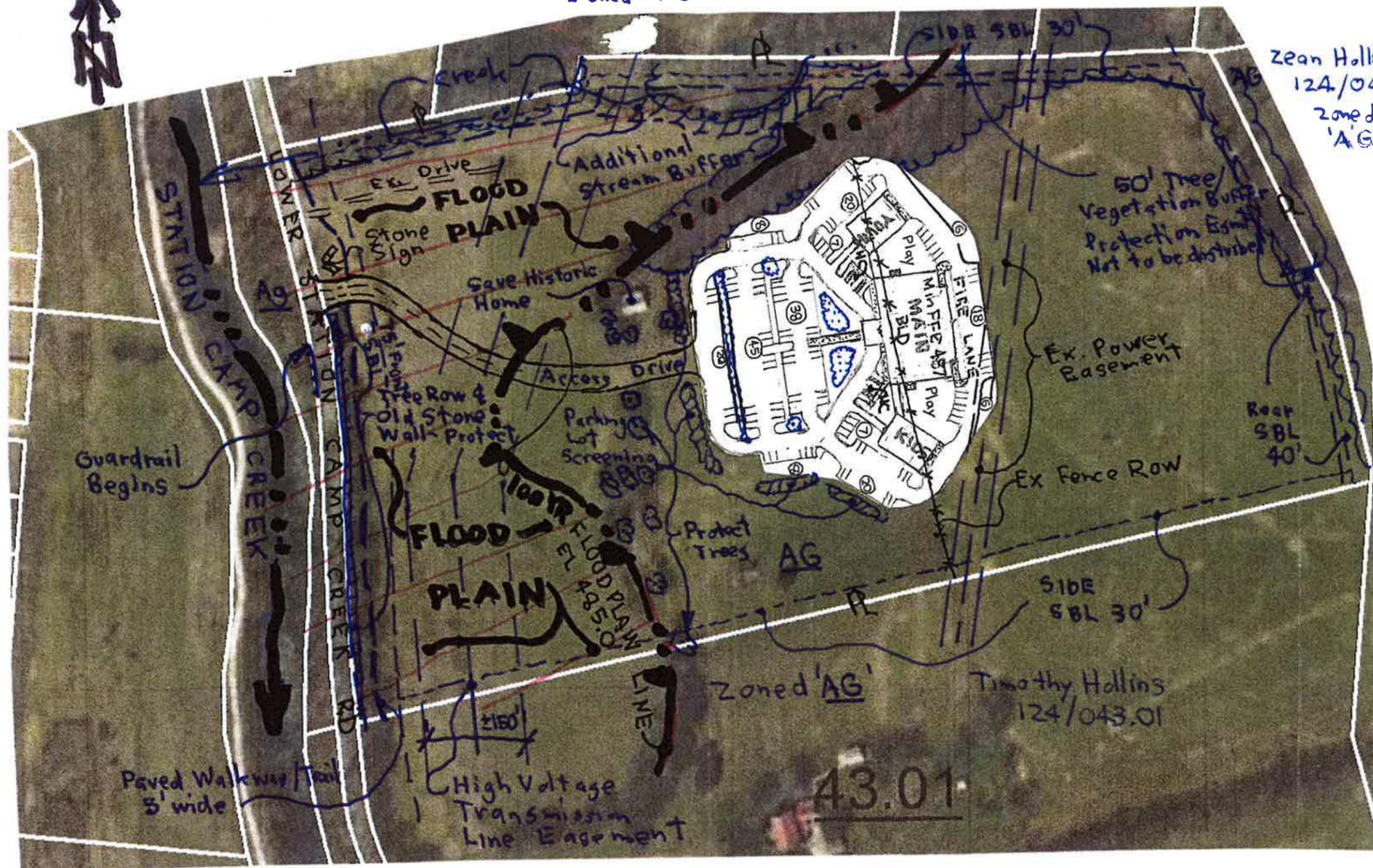
LIVING TO GO CHURCH CONDITIONAL USE PERMIT
(PC FILE B-1589-16)
LOCATION MAP



ATTACHMENT 1-1

LOWER STATION CAMP CREEK ROAD
TAX MAP 124//043.02
ZONED A

Zoned 'AG'



Zean Hollins
124/043.
Zoned 'AG'

NOTES

1. Site is Map 124 Parcel 43.02 containing 28.0 acres and is zoned AG. New building area proposed is 29,480 sf, all one story, with 700 seats in the auditorium.
2. A review of FEMA FIRM, Panel No.47165C0293G Revised April 17, 2012 shows part of this property to be within the 100 yr floodplain, Zone AE.
3. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standard as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
4. The owner/developer of the property is responsible for all financial matters.
5. Public water and sewer shall be provided for the development of the property.
6. Bulk Regulations
 - Area- 28.0 ac exceeds minimum 2.5 ac
 - Lot Coverage-2.5% does not exceed 10% maximum
 - Floor Area-.025 does not exceed .11 maximum
 - Setbacks- Buildings meet all (see plan)
7. Buildings proposed for 20% stone/brick with the remainder to be hardiplank horizontal siding and a metal roof. No metal to be showing on any side.
8. Existing Use: One-Family Detached Dwelling Proposed Use: Place of Worship
9. Existing Residential House to Remain
10. No bufferyards are required.
11. Refer to architectural for dimensions of buildings.
12. Lower Station Camp Creek Road : ROW - 30ft Pavement widths - 20-24 feet (varies)

ITEM 1

LIVING TO GO CHURCH
4th Civil District Gallatin, Sumner Co; TN
Lower Station Camp Creek Rd
Conditional Use Site Plan

Date: 2-22-16 Revised 3-18-16

Scale 1" = 200'

B-1589-16

PARKING

Required for 700 seats - 140 spaces
Provided - 203 spaces 8-Handicap
All parking dimensions shall meet
Gallatin Zoning Ordinance requirements.

YARDS

Front - 75'
Side - 30'
Rear - 40'

Developer

Living To Go Church, Inc
Clay Baggett - Sr. Pastor
1020 Vinings Blvd
Gallatin, TN 37060
615-491-6867

Owner

Max Elvis Hollins Jr.
22224 Missy Leigh Ln
Athers, Alabama 35013

Engineer

Dewaal & Associates - Contact
Civil Engineers
jddewaal@bellsouth.net
615-394-3347

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MAR 21 2016

MAR 21 2016

RESUBMITTAL

B-1589-16

LIVING TO GO CHURCH - CONDITIONAL USE 2-22-16
Revised 3-18-16

MAR 21 2016

15.06.040 General Requirement

A. Protect Public health , Safety and Welfare:

Design will utilize public water, sewer, and power sources. No development will occur in the floodplain except a required access driveway. Properties around the facility will be protected from any increase in storm water runoff. Any required buffer yards will be provided . Natural tree buffers will be protected on the north, east and west sides. Access road will contain multiple lanes to facilitate ingress and egress heading North or South on Lower Station Camp Creek Road.(LSCC) The connection point to LSCC is at the optimum location to provide safe sight distance in both directions.

B. Will not generally adversely affect property in the area:

Properties around the facility will be protected from any increase in storm water runoff. Any required buffer yards will be provided . Natural tree buffers will be protected on the north, east and west sides. Building structures will be compatible with the surrounding area and have a upscale historic farm look. Building and parking will be located approximately 500 feet from the front and rear lines, with the building over 150 ft from the side boundaries. Entry way and signage will architecturally tie into the old existing stone wall that will be protected on the front of the property along LSCC.

C. Is within the provisions of "Conditional Uses":

Structure is similar to other structures recently built or under construction on LSCC road. The location is within 1400 ft of a "Major" road (Hwy 174 Long Hollow Pike) on a section of LSCC that is recently paved with pavement widths at access location of 22-24 ft.

D. Conforms to all applicable provisions of this ordinance and is necessary for public convenience:

This structure will comply with all ordinances considering that it meets the spirit and intent of the Major Rd location. The church is currently working with adjacent land

RESUBMITTAL

B-1589-16

owners to obtain access to Big Station Camp Blvd or Long hollow Pike for access. Currently there is only one large community church located near LSCC and it is on Gallatin Pike at the far end of LSCC. The area surrounding LSCC is one of the fastest growing area in the county, it now contains a school complex and in the future a college and retail sales areas. A church would enhance the features that already exist and are planned in the area and will provide the final cornerstone for a complete community.

15.06.050 H Special Conditions for Places of Worship

1. Lot area:

MAR 21 2016

Existing 28.0 acres far exceeds 2.5 acres required

2. The location and size will be compatible with the development of the surrounding area:

The structure is similar or smaller to ones existing and proposed on Lower Station Camp Creek Rd (LSCC) and the surrounding area. The architectural design will look like a historic farm including using predominate wide board vertical hardiplank siding to look similar to wood siding agricultural structures. It will be sited in the heart of the property to maximize separation between the building and parking and surrounding properties.

3. Such facility shall be located only on major or collector streets:

The structure will be located on a local road within 1400 ft of a major road , Long Hollow Pike. LSCC has been recently upgraded in this area with protective railing and new pavement generally 22-24 ft wide. We believe a church use this close to a major road meets the spirit and intent of the ordinance. The church is currently working with adjacent land owners to access strip of land to Big Station Camp Blvd or Long hollow Pike for access.

4. Bulk regulations will be met:

All bulk regulations will be met on this 28.0 acre property.

5. Off street parking :

The off-street parking requirement of 1 space per 4 seats will be exceeded. Parking lot and access drive will be constructed to handle the estimated vehicles that will be at the facility and will conform to Article 11.

LIVING TO GO CHURCH - CONDITIONAL USE 2-22-16
Revised 3-18-16

MAR 21 2016

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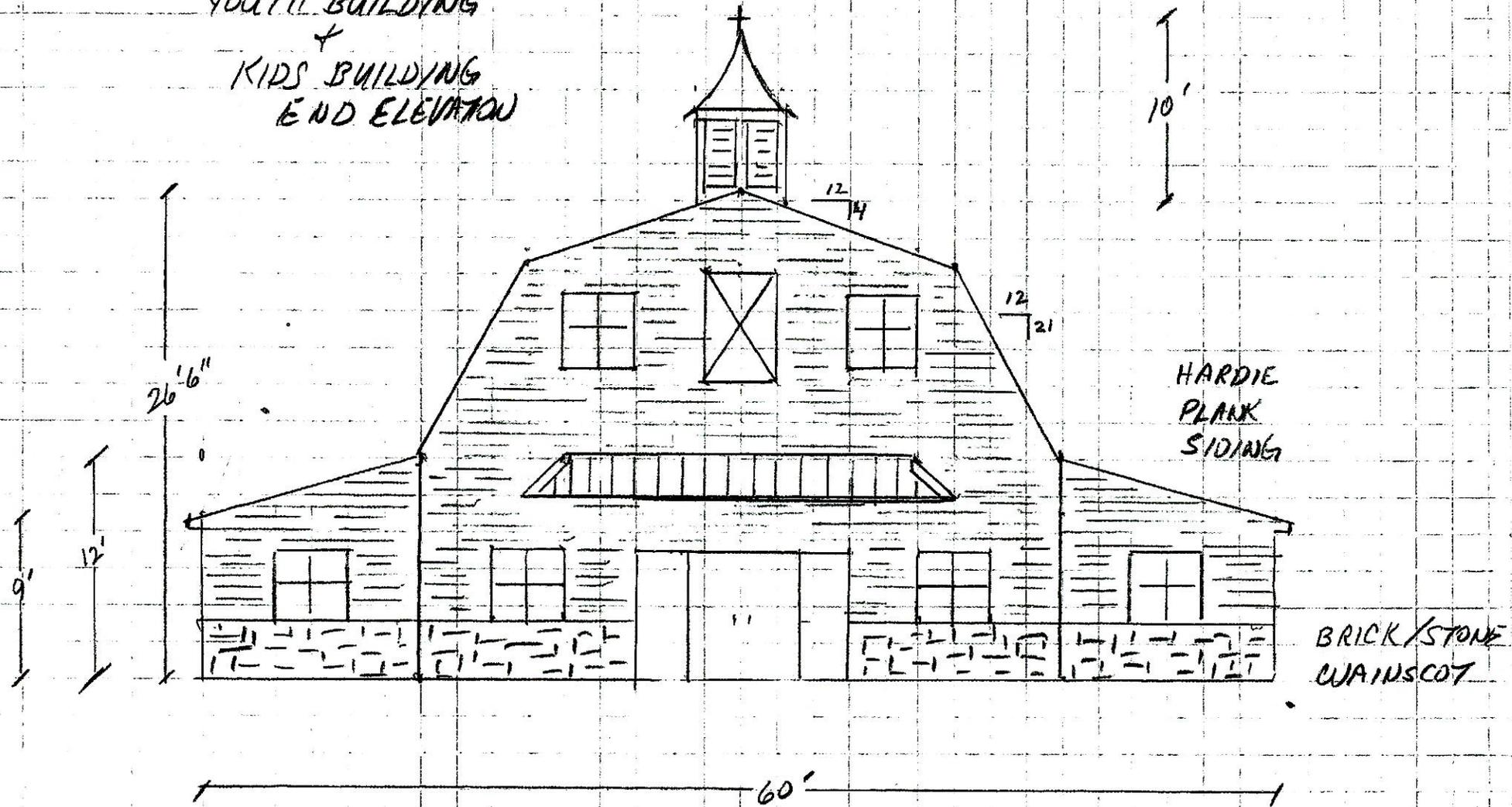
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YOUTH BUILDING
+
KIDS BUILDING
END ELEVATION

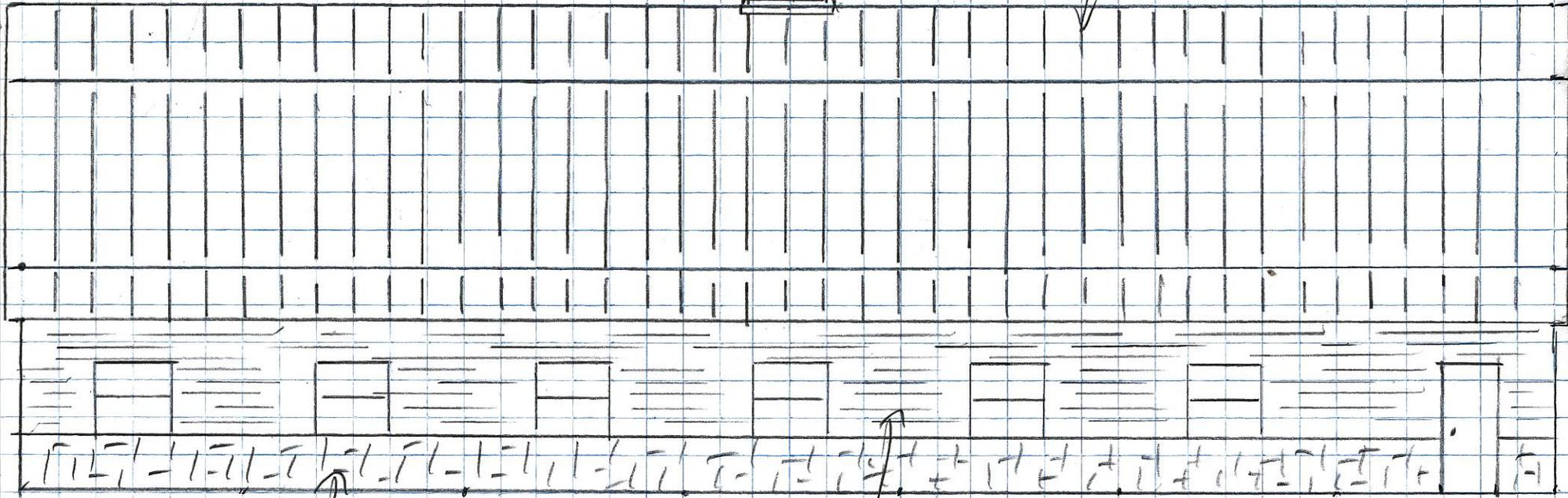


5040 S.F.

84'



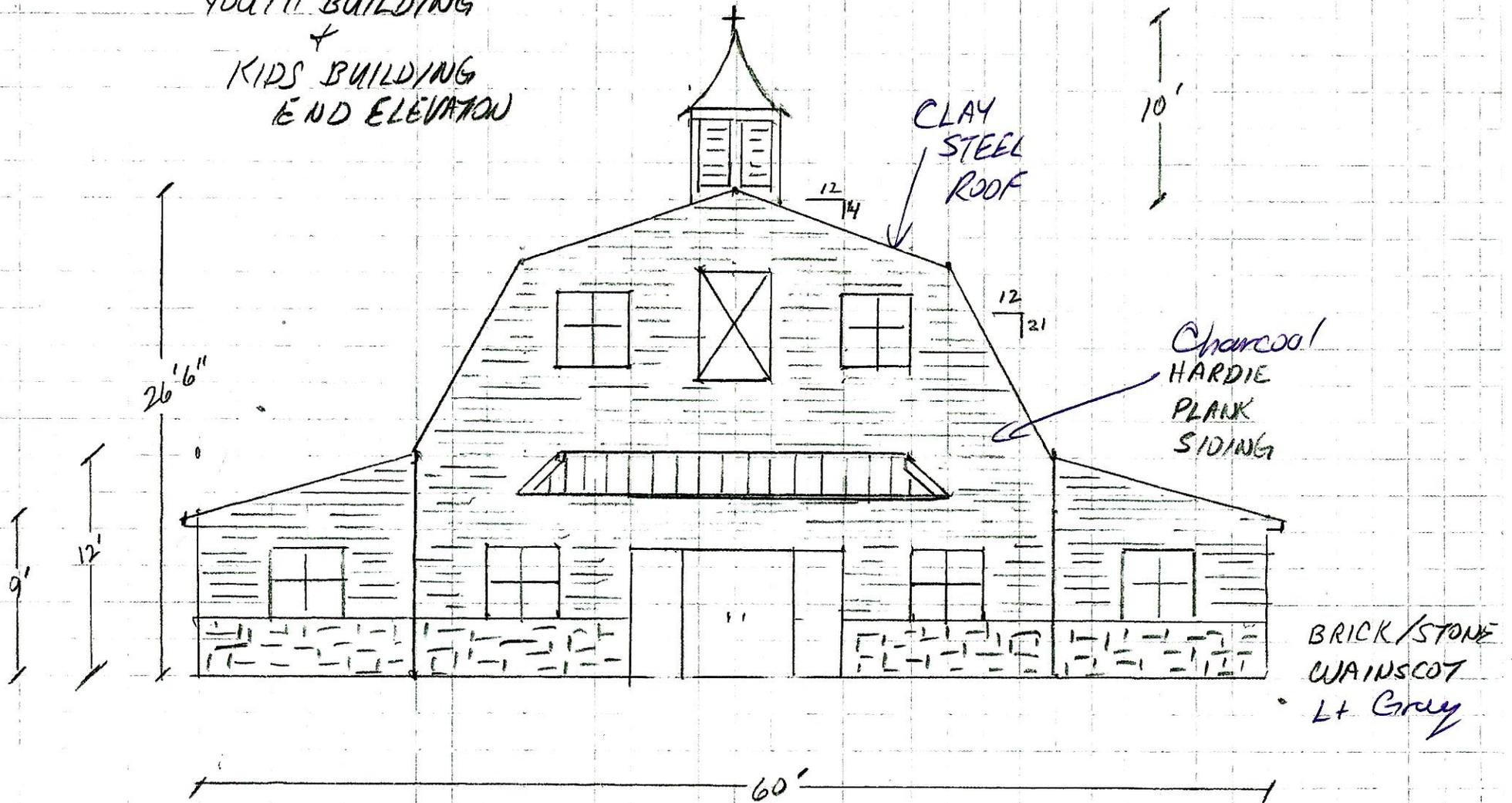
Clay Steel



Lt Grey Stone
or Brick

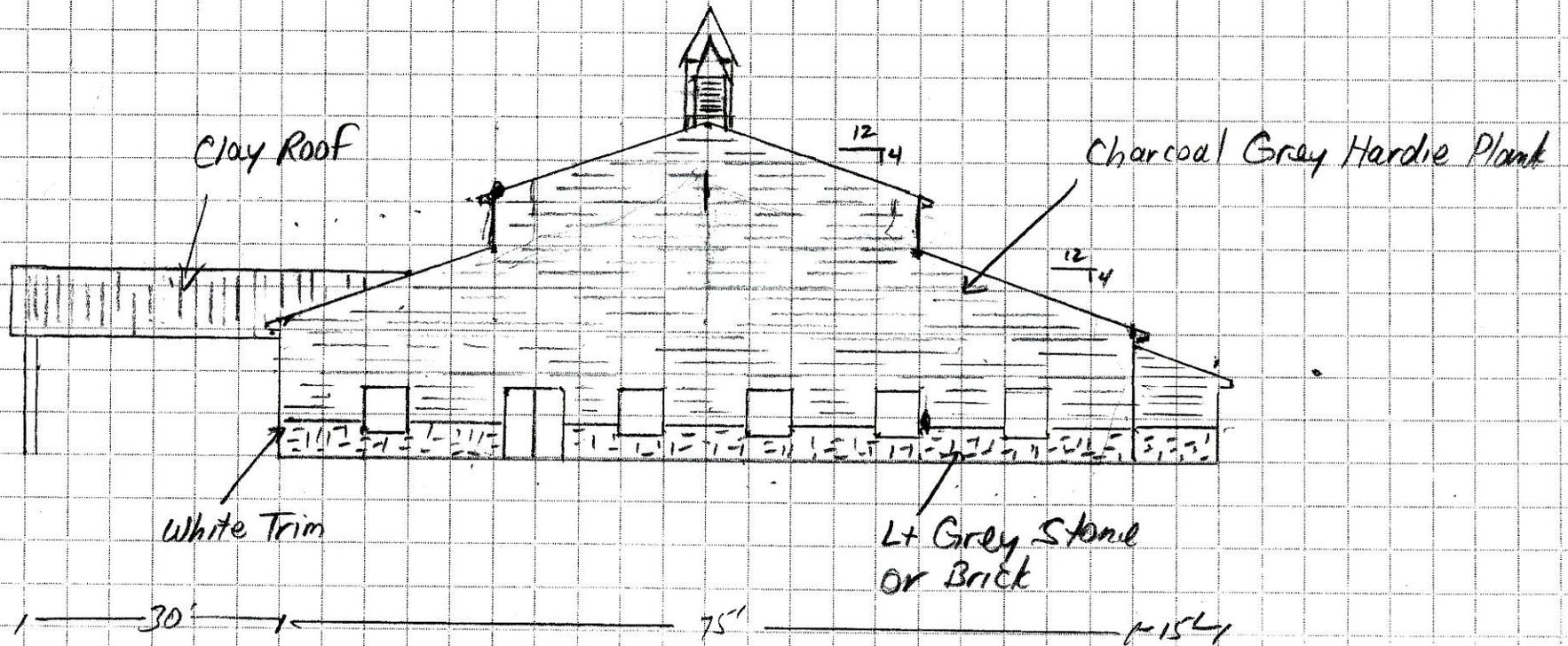
Charcoal Handre Plank

YOUTH BUILDING
+
KIDS BUILDING
END ELEVATION

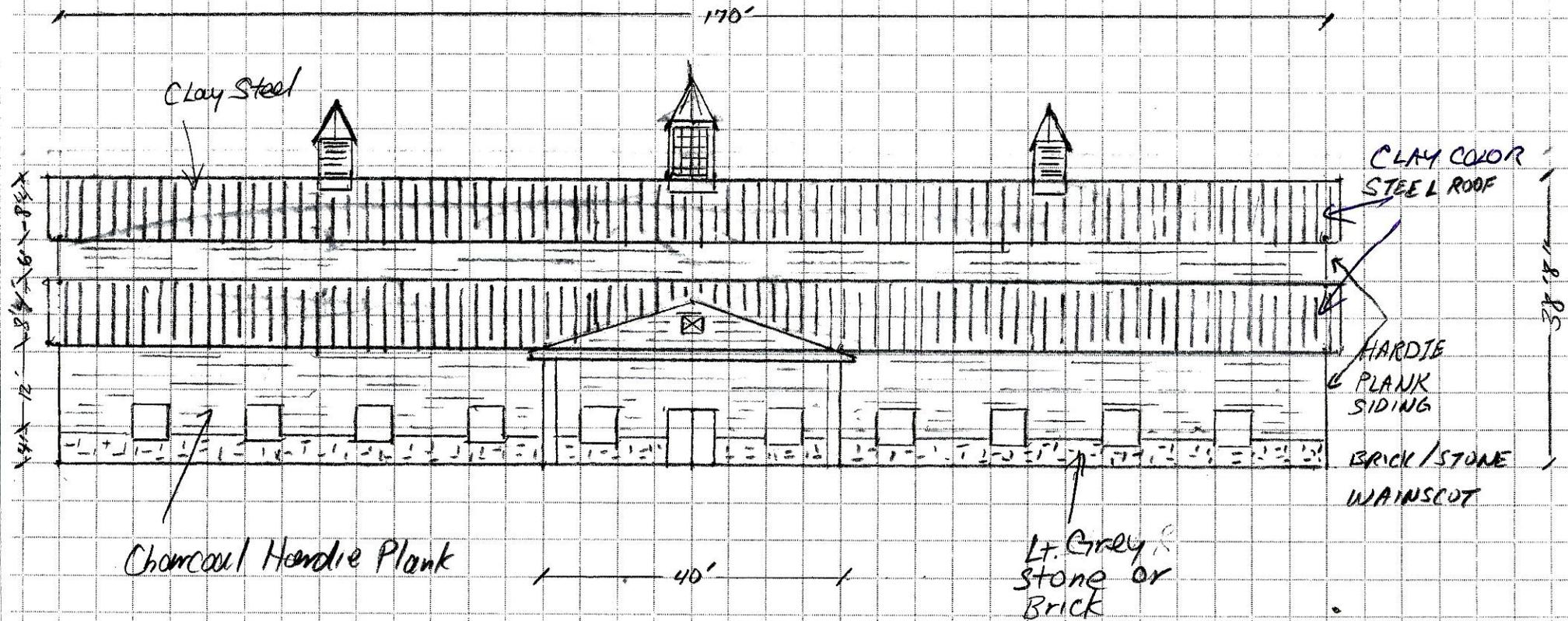


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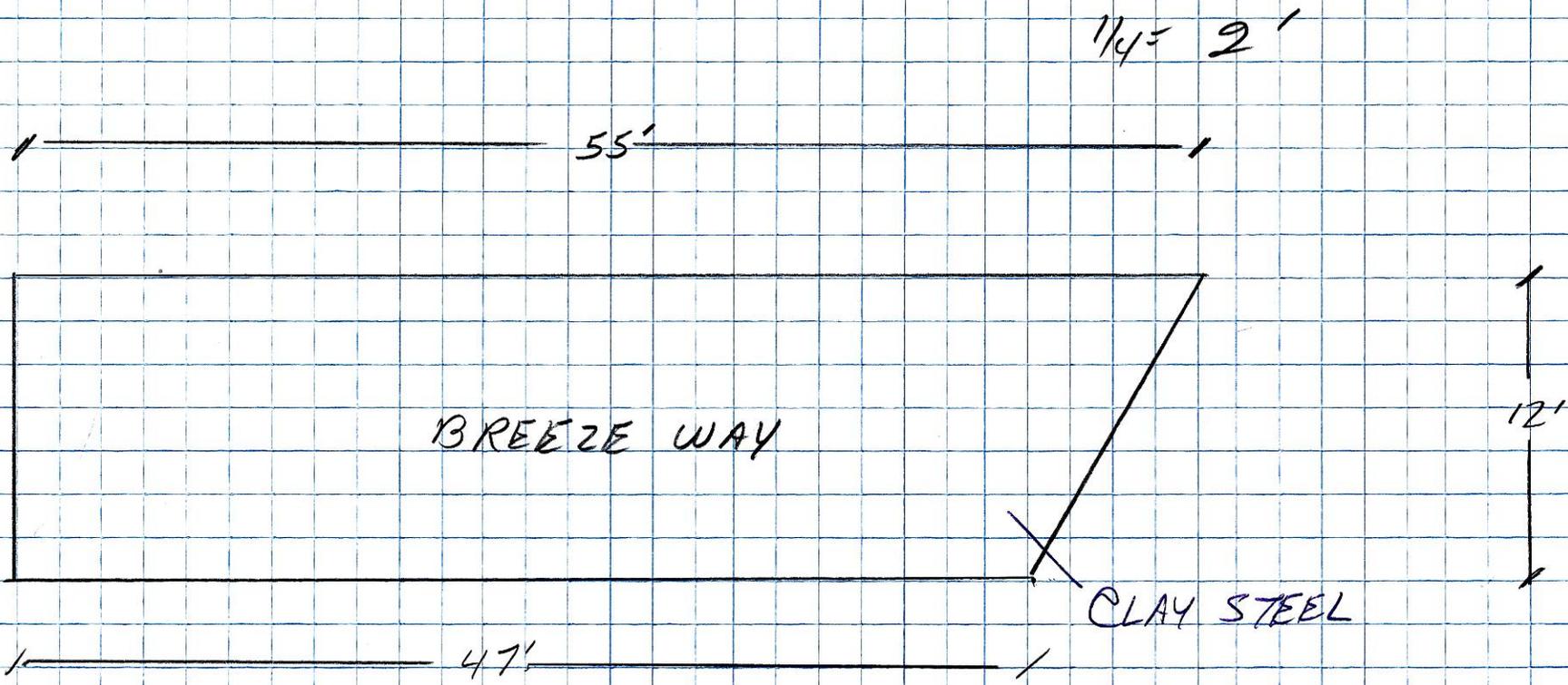
MAIN BUILDING
END ELEVATION



MAIN BUILDING
FRONT ELEVATION



20750 sf. Including Veranda





Farm History | Deeply Rooted Farms



completed and stocked with fish with the assistance of the Department of Fish and Wildlife. The property has now been reclaimed and is being transformed into a sanctuary for our family, as well as our neighbors, will be extremely proud. We look forward to sharing many wonderful memories among our families and friends on this land. We have accepted the challenge to care for this land that we have the privilege of borrowing for a while. It has been said that "the goal of life is living in agreement with nature." I hope to impart this goal to my children as my grandparents did for me and to establish firm roots on this land.

To learn more, please contact S. Trent Catby (Chief Fish Farmer) at [phone number].