



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** **B-1489-16**
SMALL STEPS CHILDCARE, CONDITIONAL USE PERMIT
SMALL STEPS CHILDCARE, LLC

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** **B-1492-16**
GRACE POINT CHURCH; CONDITIONAL USE PERMIT
BRUCE RAINEY & ASSOCIATES

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**

MINUTES OF THE GALLATIN
MUNICIPAL BOARD OF ZONING APPEALS
MEETING

January 28, 2016

Present

Jimmy Moore, Chair
Eddie Wyatt
John Puryear
Homer Vaughn

Staff

Bill McCord, Director of Planning
Kevin Chastine, Planner II
Marianne Mudrak, Board Secretary

Absent

Jeannie Gregory

Others Present

Applicants

The Gallatin Municipal Board of Zoning Appeals met in a regular meeting on Thursday, January 25, 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 September 24, 2015 Municipal Board of Zoning Appeals meeting for approval. Mr. Wyatt motioned to approve the minutes as submitted. Mr. Vaughn seconded the motion and the motion passed by unanimous vote.

1. GMBZA Resolution No. 2016-01 – Election of Officers

Mr. Wyatt motioned to nominate Mr. Moore as Chairman. Mr. Puryear seconded the motion and the motion passed by unanimous vote.

Mr. Puryear motioned to nominate Mr. Wyatt as Vice Chairman. Mr. Vaughn seconded the motion and the motion passed by unanimous vote.

Mr. Wyatt motioned to nominate Mr. Vaughn as Secretary. Mr. Puryear seconded the motion and the motion passed by unanimous vote.

2. GMBZA Resolution No. 2016-02 (B-0425-15) – Henley, John D – Variance – Public Hearing – The owner and applicant are requesting a variance of between .58 (+/-) feet and 1.66 feet from the required 10 foot side yard requirements per section 08.03.030 of the Gallatin Zoning Ordinance, on property zoned Commercial General (CG), located at 134 East Schell Street.

Mr. Kevin Chastine, Planner II, said the applicant is requesting a variance from the required 10 foot side yard requirements along the eastern property line. The property contains an existing residence, which will be demolished, and an existing commercial garage structure is proposed to be used for warehousing, a permitted use in the Commercial General (CG) zone district. The variance request is for a distance of 40.6 feet along the eastern property line. If granted, the variance would reduce the 10 foot side yard to 9.42 feet at the southeast corner of the building and 8.34 feet at the northeast corner of the building. The existing commercial garage structure was built without knowledge of the Planning and Codes Departments. Through a citizen's complaint, staff contacted the property owner and the property owner submitted a site plan. During staff review of the site plan, staff discovered that the building was constructed over the 10 foot side yard setback line. The former owner was notified that he must appear before the Municipal Board of Zoning Appeals. The Board deferred the request to allow the owner to survey the property to find the original property lines. The former owner passed away and the property was purchased by the applicant. Staff recommends the Gallatin Municipal Board of Zoning Appeals approve Resolution 2016-02 with the conditions listed in the staff report.

Mr. John Henley, applicant and owner of Long Horn Trucking, said he has moved several times during the year and he is looking for a permanent home for his business.

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

Mr. Puryear said Mr. Henley has had to deal with planning issues in the past. He reiterated that the variance was deferred at a previous meeting. Mr. Chastine said the item was deferred and the previous owner caused the need for the hardship. Mr. Puryear said Mr. Henley did not cause the hardship, but he is concerned that the violation could travel with the property.

Mr. Bill McCord, Director of Planning, said the current owner did not cause the hardship; however, he purchased the property knowing of the violation. He did try to cure the encroachment by working to purchase additional property to cancel the violation. It would not be practical for the owner to move the building. The applicant is planning to make substantial improvements to the property which will, in turn, improve the area. It is in the Board's discretion to look at the minor encroachment and if possible, provide for additional buffers to ensure compatibility of the two properties.

Mr. Puryear said he is concerned that this could be sited as precedent for this to occur in the future. He asked the reason for the set back. Mr. Chastine said it is only to keep the building a certain amount of feet from the adjoining property. Mr. Henley will have to rectify the fact that the building was constructed without building inspections or approval by Planning Commission. When the original request was submitted in 2013 the only variance review standard not met was that the owner caused the hardship.

Mr. Puryear motioned to approve Resolution 2016-02 with the following conditions:

1. The variance shall be substantially consistent with the one (1) sheet plan prepared by Rogers Engineering Group of Gallatin, TN, dated January 30, 2013.
2. The applicant and owner shall submit a site plan for review and consideration by the Gallatin Planning Commission prior to the establishment and operation of any business or any completion of site improvements at 134 East Schell Street.

Mr. Wyatt seconded the motion and the motion passed by unanimous vote.

Chair Moore said he understood that the former owner of this property did not have to go before Planning Commission approval for the garage. Mr. Chastine said he spoke to the former owner and the owner stated this garage was for personal use; therefore, he needed a building permit only. A complaint from a citizen said the garage was being used for commercial purposes.

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 5:50 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Jimmy Moore, Chair

Homer Vaughn, Secretary

ITEM 1

GMBZA Resolution No. 2016-03

RESOLUTION APPROVING 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, A 0.67 ACRE PARCEL, ZONED COMMERCIAL SERVICES (CS), LOCATED AT 650-5A NASHVILLE PIKE (S.B.E. TAX MAP #126G/A/005.02) – PC FILE #B-1489-16

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS considered the Conditional Use Permit request for a Limited Child Care use at 650-5A Nashville Pike submitted by the applicant, Small Steps Childcare, at its regular meeting on February 25, 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 and 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 Limited Child Care as a Conditional Use in Commercial Services (CS) zone district in § 08.02.010.D

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 as follows:
- 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.

- Section 2. The Gallatin Municipal Board of Zoning Appeals in its deliberations finds that the applicant meets the Special Conditions

for Limited Child and Adult Care Activities set forth in Gallatin Zoning Ordinance § 15.06.050.A as follows:

1. The proposed Conditional Use located in the CS Zoning District conforms to the lot size, setbacks, and lot coverage shall conform to those applicable to the CS Zoning District.
2. All other bulk regulations of the district are met for the use in the CS district.
3. One accessory off-street parking space for each five persons accommodated in the day care facility is provided according to the site plan.
4. Special passenger loading and unloading facilities are provided on the same zone lot for vehicles to pick-up or deliver passengers. The facility provides a sufficient driveway that does not require any back-up vehicle movements to enter or exit the zone lot.
5. All public utilities and sewage disposal are available to the site or are subject to approval of either the Public Utilities Department.
6. All regulations of the State of Tennessee that pertain to the use shall be met.
7. The facility is located so as to be compatible with the surrounding area and provides safety to those using the facility.
8. Fencing, screening, and landscaping is provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility and the clients of the facility.
9. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.

BE IT FURTHER RESOLVED THAT THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS approves a Conditional Use Permit request for a Limited Child Care use at 650-5A Nashville Pike per Section 08.02.010.D 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 one (1) sheet plan prepared by Small Steps Childcare, of Gallatin, Tennessee, dated January 25, 2016, and latest revision date of February 11, 2015.
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.

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

AYE:

NAY:

DATED: 2/25/16

Jimmy Moore, Chair

Jeannie Gregory, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM 1

PLANNING DEPARTMENT STAFF REPORT

Small Steps Childcare Conditional Use Permit Request

650-5A Nashville Pike; (PC File #B-1489-16)

Date: February 25, 2016

PUBLIC HEARING

REQUEST: 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 (S.B.E. TAX MAP #126G/A/005.02).

OWNER: MANDYWOOD PROPERTIES

APPLICANT: SMALL STEPS CHILDCARE

STAFF RECOMMENDATION: APPROVAL OF GMBZA RESOLUTION 2016-03

STAFF CONTACT: DENISE BROWN

MBZA MEETING DATE: FEBRUARY 25, 2016

PROJECT OVERVIEW:

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 acre parcel, zoned Commercial Services (CS), located at 650-5A Nashville Pike (S.B.E. Tax Map #126G/A/005.02) (Attachment 1-1 and Attachment 1-2). The existing structure is part of a development known as the Mandywood Center.

Limited Child Care requires a conditional use permit in the CS zone district (Attachment 1-3). 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. Under the definitions of the Gallatin Zoning Ordinance, the five (5) parcels involved in the Conditional Use Permit request are considered a zone lot since they contain the same zoning and are all under single ownership. However, the five parcels have separate Tax ID numbers. The CUP shall only apply to parcel 5.02

Staff recommends approval of the Conditional Use Permit request, with the conditions listed on page 7 of the staff report, since the project meets the General Requirements as well as the Special Conditions for the Limited Child and Adult Care facilities (Attachment 1-4).

CASE BACKGROUND:

Previous Approvals

On April 1, 2010 at a Special-Called meeting, the Gallatin Municipal Board of Zoning Appeals granted a Conditional Use Permit to allow the Grace Baptist Church to use 2,500 square feet of an

existing building (Suite 7A & 7B) located in the Mandywood Center, directly behind Waffle House, for worship services on Tax Parcel 5.03.

DISCUSSION:

Analysis

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 acres parcel, zoned Commercial Services (CS), located at 650-5A Nashville Pike (S.B.E. Tax Map #126G/A/005.02). The existing structure is part of a development is known as the Mandywood Center.

Section 08.02.010.D of the Gallatin Zoning Ordinance, states that a Limited Child Care facility requires a Conditional Use Permit in the Commercial Services (CS) zone district (Attachment 1-3). The applicant proposes to convert a portion of an existing commercial building to a child care facility and provide a fenced playground area adjacent to the building. The play area will be enclosed with a 6 foot tall, vinyl coated chain link fence. No structural renovations to the interior or exterior façade of the building are planned at this time. The owner and applicant shall comply with all State, Building and Fire Code requirements for a child care facility. The proposed child care facility is located in a building with two (2) tenant spaces. Organic Fitness Factory is located in the other tenant space (5B). The tenant space in which the child care will be located is currently vacant. A photo of the existing building is provided in Attachment 1-5. No portion of this property is located in a flood hazard area and the property contains no unusual topographical features (Attachment 1-2).

Parking

Gallatin Zoning Ordinance (Table 11-01) requires Day Cares (Limited Child Care) to have one (1) parking space for every four (4) person licensed capacity. The requirements under the Special Conditions for Limited Child and Adult Care Facilities, requires one (1) accessory off-street parking space for each five persons accommodated in the day care facility (Attachment 1-4). The childcare facility will have a maximum of 44 children which requires nine (9) parking spaces and one (1) handicapped parking space. The applicant has indicated 15 spaces, including one (1) handicapped parking space in front of the building. Six (6) of these spaces are proposed on an adjacent parcel. In addition, these spaces also provide parking for the fitness business in tenant space 5B and partially for the business on parcel 5.01.

The parking lots serving all the Mandywood parcels contain approximately a total of 82 parking spaces. The majority of the other tenant spaces within the Mandywood Center are used for administrative offices which require one (1) space per 300 square feet, and a church facility. The church facility occupies the largest tenant spaces, and requires 16 parking spaces, including one (1) handicapped. The church only utilizes the parking spaces on Sundays, and Wednesday evenings. The shared parking available on site for all businesses within the Mandywood Center and zone lot exceeds the minimum required by the Gallatin Zoning Ordinance for the Limited Child Care use. Staff is comfortable with the parking shown, since typically parents are only parked for a short term while dropping off/picking up their children, and since the drop off and pick up times generally occur when most of the other businesses in the Mandywood Center are closed. The operating hours for the child care center will be 6:30 a.m. to 6:00 p.m. No changes to the parking area are required at this time.

Site Plan Required

A Change of Use Site Plan, changing the existing use from Retail Sales and Service to Limited Child Care, has been submitted to the Planning Department for review and approval. No site or exterior façade changes may be made to the existing building without Site Plan approval. A building permit must be obtained from the Building Department prior to any structural, interior changes.

Sign

No signs for the Small Steps Childcare are proposed at this time. If the applicant or property owner decides to install signs in the future, a sign permit shall be required prior to the installation of any signs on site.

Other Departmental Comments

Engineering Division

The Engineering Division provided no review comments on the Conditional Use Permit request.

Police Department

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

Department of Public Utilities

The Public Utilities Department provided no review comments on the Conditional Use Permit request. The existing building already has utility line connections.

Fire Department

The Fire Department provided no review comments on the Conditional Use Permit request; however, the applicant shall obtain a Life Safety inspection prior to the issuance of a Certificate of Occupancy.

Department of Electricity

The Department of Electricity provided no review comments on the Conditional Use Permit request. Electricity is already available to the existing building.

Other Departments

Other departments not listed above, did not review the Conditional Use Permit request.

Findings

The applicant submitted responses addressing the General Requirements and Special Conditions, pertaining to the proposed Conditional Use Permit for a Limited Child Care facility, which are included on the Conditional Use Permit Site Plan (Attachment 1-2). Additional information about how the project meets 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 meets the general requirements as listed below and in Attachment 1-4. 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 Limited Child Care facility at 650-5A Nashville Pike will not significantly impact the public health, safety, or welfare of the area. The use will occur within the existing building and will not generate traffic volumes that will overwhelm the transportation system. The building is located directly behind other existing buildings fronting Nashville Pike, so the new use will not change the visual impact from that street. The rear of the building is visible from Tulip Poplar; however, the addition of the playground area will be an improvement since the existing broken asphalt will be replaced with a green area (Attachment 1-5). There is another Limited Child Care facility located in the area on Sumner Hall Drive. A Change of Use Site Plan, changing the existing use from Retail Sales and Service to Limited Child Care, has been submitted to the Planning Department for review and approval. No exterior façade changes may be made to the existing building without Site Plan approval. A building permit must be obtained from the Building Department prior to any structural, interior changes.
- Adequate parking exists for all businesses on the zone lot. Parking for the Limited Child Care facility will take place in the existing parking lots on the zone lot. The peak hours for the fitness center located in the adjacent tenant space is primarily in the evenings and on weekends when the child care center is closed. The other tenant spaces are occupied by administrative offices and a church, which also have peak hours opposite of the child care center.
- The child care facility 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 applicant shall revise the note on the plan stating 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 child care facility is located in a building with two (2) tenant spaces. Organic Fitness Factory is located in the other tenant space (5B). The tenant space in which the child care will be located was previously vacant. The other buildings on the zone lot currently contain uses of the same intensity with the exception of the church, which only meets on Sunday's and Wednesday evenings. The use is located over 440 feet from the Alexander Funeral Home and bank use is located between the funeral home and the proposed child care center.
- The child care center should not adversely affect other properties in the area. Staff is comfortable with the parking shown since typically, parents are only parked for a short term while dropping off/picking up their children, and since the drop off and pick up times are generally when most of the other businesses in the Mandywood Center are closed. No changes to the parking area are required at this time.

C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance;

- Limited Child Care is a legal conditional use for the Commercial Services (CS) zone district per Section 08.02.010.D of the Gallatin Zoning Ordinance (Attachment 1-3).

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.

- This property complies with all applicable provisions of the Gallatin Zoning Ordinance. The child care facility will utilize a trash container. If the owner or applicant decide to utilize a dumpster, the dumpster shall be screened on all four (4) sides by an opaque material and shall meet the screening requirements of the Gallatin Municipal Code, Section 14-14; Nonresidential establishment containers, storage, and requirements (Attachment 1-6).

Special Conditions for Limited Child and Adult Care Facilities

Section 15.06.050.A of the Gallatin Zoning Ordinance outlines special conditions for Limited Child and Adult Care Facilities. The applicant's request meets the special conditions as listed below and in Attachment 1-4. A Conditional Use Permit shall be granted provided that the Board finds that:

1. In the CS Zoning Districts, the lot size, setbacks, and lot coverage conforms to those applicable to the Zoning District.
 - The minimum lot area for uses in the Commercial Services (CS) zone district is 10,000 square feet. The subject property is located on parcel 126G/A/016.01 and contains approximately 29,185 square feet or 0.67 (+/-) acres, which exceeds the minimum lot area requirement for a Limited Child Care facility. The tenant space (5A) contains approximately 4,500 square feet. The fenced playground will cover approximately 4400 sq. ft.
2. All other bulk regulations of the district shall be met.
 - The existing building contains metal siding and a metal gable roof (Attachment 1-6), which is consistent with the other buildings located in the Mandywood Center, but doesn't meet the current architectural standards of Code. No exterior modifications to the building are proposed at this time.
 - Gallatin Zoning Ordinance (Table 11-01) requires Day Cares (Limited Child Care) to have one (1) parking space for every four (4) person licensed capacity. The requirements under the Special Conditions for Limited Child and Adult Care Facilities, requires one (1) accessory off-street parking space for each five persons accommodated in the day care facility (Attachment 1-4). The childcare facility will have a maximum of 44 children which requires nine (9) parking spaces and one (1) handicapped parking space. The applicant has indicated 15 spaces, including one (1) handicapped parking space in front of the building. Six (6) of these spaces are proposed on an adjacent parcel. In addition, these spaces also provide parking for the fitness business in tenant space 5B and partially for the business on parcel 5.01.
 - There are 15 parking spaces, including one (1) handicapped space directly in front of the building. The parking lot for all uses in the Mandywood Center contains approximately a total of 82 parking spaces on site for overflow parking. The shared parking available on site for all businesses within the Mandywood Center and zone lot exceeds the minimum required by the Gallatin Zoning Ordinance for the Limited Child Care use.
3. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up vehicle movements to enter or exit the zone lot.

- There are two (2) driveways into the site. One driveway is located off Nashville Pike and the other is off Tulip Poplar. This provides a through access in and out of the site, and back-up vehicle movements would not interfere with the access. Only backing is required from parking spaces into drive aisles. No backing into a street is proposed. One accessory off-street parking space for each five persons accommodated in the day care facility shall be provided.
4. All public utilities and sewage disposal shall be available to the site and shall be subject to approval of either the Public Utilities Department or the County Environmentalist Office.
 - This is an existing building with all existing utilities. It meets the requirement of the Public Utilities Department.
 5. All regulations of the State of Tennessee that pertain to the use shall be met.
 - The owner and applicant shall comply with all State, Building and Fire Code requirements for a child care facility.
 6. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.
 - The existing building contains metal siding and a metal gable roof (Attachment 1-5), which is consistent with the other buildings located in the Mandywood Center. No exterior modifications to the building are proposed at this time. One accessory off-street parking space for each five persons accommodated in the day care facility shall be provided.
 - Activities associated with the child care facility will occur within the existing building, with the exception of the play area located in back of the building, next to Tulip Poplar. The playground is located a significant distance from other businesses including the Alexander Funeral Home. The use should not disturb neighbors. There is another child care facility in the area on Sumner Hall Drive which operates compatible with the surrounding area. A revised Conditional Use Permit shall be required if the child care facility wants to expand into other buildings in the area.
 7. Fencing, screening, and landscaping shall be provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility.
 - The owner and applicant propose to construct a play area between the building, and Tulip Poplar Drive. The play area will be enclosed with a 6 foot tall, vinyl coated chain link fence. No other additions or alterations are proposed to the site at this time.
 8. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.
 - A Change of Use Site Plan, changing the existing use from Retail Sales and Service to Limited Child Care, has been submitted to the Planning Department for review and approval. No exterior façade changes may be made to the existing building without Site Plan approval. A building permit must be obtained from the Building Department prior to any structural,

interior changes. Exterior changes including the specific location of the playground will be addressed at the site plan review stage.

RECOMMENDATION

Staff recommends that the Gallatin Municipal Board of Zoning Appeals approve the Small Steps Childcare Conditional Use Permit as required by the Zoning Ordinance of the City of Gallatin, Tennessee, Section 08.02.010.D for a Limited Child Care use 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, and latest revision date of February 11, 2015.
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.

ATTACHMENTS:

- Attachment 1-1 Location Map**
- Attachment 1-2 Conditional Use Permit Site Plan**
- Attachment 1-3 G.Z.O. Section 08.02.010.D**
- Attachment 1-4 General Requirements/Special Conditions for Limited Child and Adult Care Facilities**
- Attachment 1-5 Photos of the Existing Buildings/Site**
- Attachment 1-6 Gallatin Municipal Code, Section 14-14; Nonresidential establishment containers, storage, and requirements**

**SMALL STEPS CHILDCARE
650-5A NASHVILLE PIKE
CONDITIONAL USE PERMIT**



**TAX MAP AND PARCEL 126G/A/005.02
ZONED COMMERCIAL SERVICES (CS)**





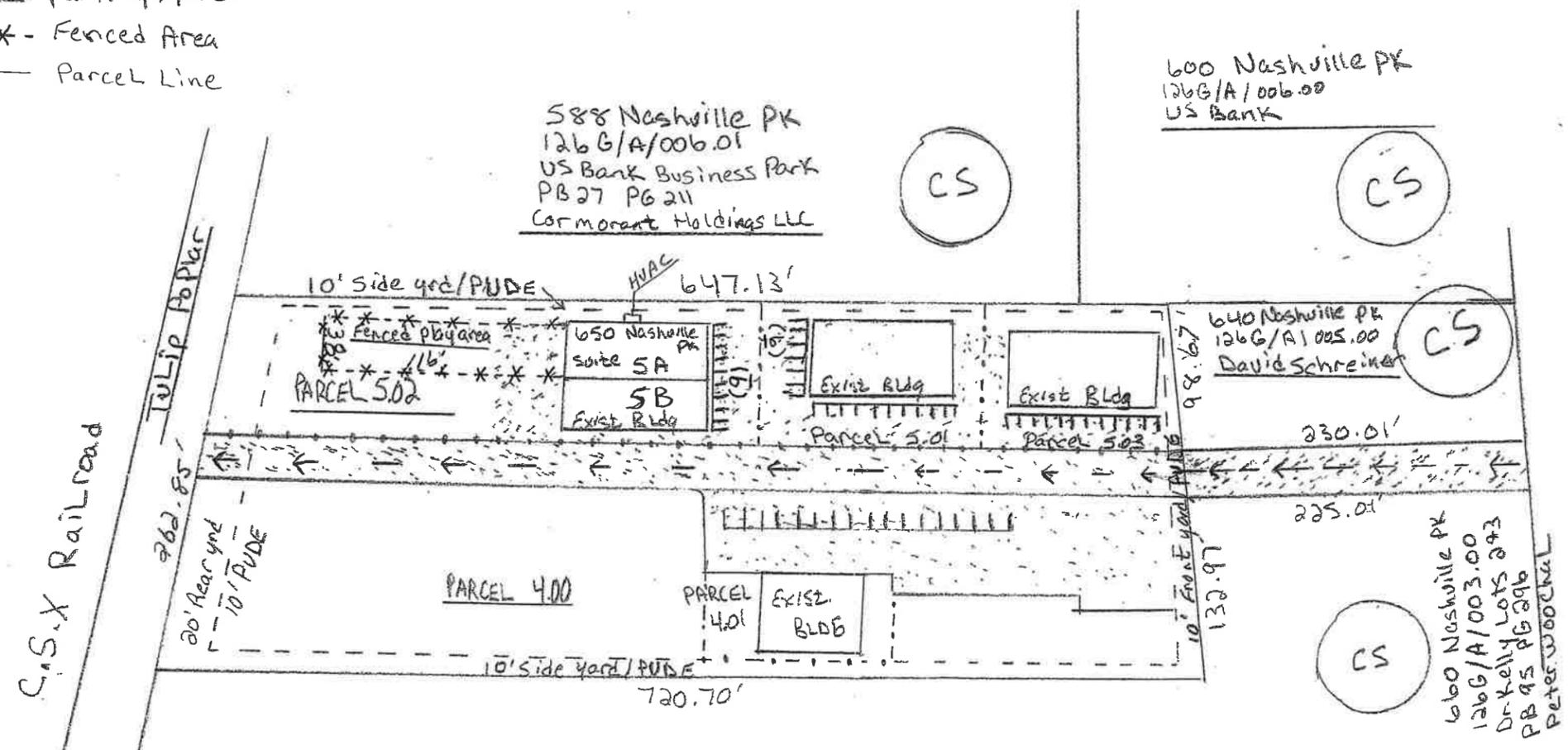




A review of FEMA Flood Insurance Rate map, Community Panel No. 47165C0314G shows no part of this property to be within the 100-yr floodplan; Zone X; Effective 4/17/12

Legend

- Boundary Lines
- Yard Lines
- ▨▨▨▨▨▨▨▨▨▨ Asphalt
- → → → Drive Patterns
- ▤▤▤▤▤▤▤▤▤▤ Parking Spaces
- *-*-*-* Fenced Area
- .-.-.- Parcel Line



ITEM /

- Building Sq. Ft: 4300 sq ft.
- Existing use: Vacant / General retail sales + service
- Proposed use: childcare (limited)
- Structural: Metal siding/roofing; Gabled
- trash pickup by Owner; No Dumpster
- Property meets zoning ordinance performance standards G20 sec 13.02
- Proposed Fence - Vinyl coated
- Parking Required - 1/5 persons/proposed 44 people = 9 spaces
15 spaces provided, including 1 Hcp
- The owner/developer of this property is responsible for all financial matters

CS
670 Nashville PK
126G/A/1002.00
Wood Gallatin Center

ALL Parcels included in Zone LOT
126G/A/1.004.00, 004.01, 005.01, 005.02, 005.03

Small Steps Childcare
C.U.P For Owner:
Mandywood Property Inc
650 - SA Nashville PK
Gallatin TN 37066
Tax map: 126G/A/parcel 5.02
Property zoning: CS
Acreage 4.073±
Scale: 1" = 100'
B-1489-16S

ITEM 2

GMBZA Resolution No. 2016-04

RESOLUTION APPROVING 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, ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED AT 1788 LONG HOLLOW PIKE (S.B.E. TAX MAP #124//009.00 AND 011.01) – PC FILE #B-1492-16

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS considered the Conditional Use Permit request for a Place of Worship use at 1788 Long Hollow Pike submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on February 25, 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 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 as follows:
- 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.

Section 2. The Gallatin Municipal Board of Zoning Appeals in its deliberations finds that the applicant meets the Special Conditions

for Place of Worship Activities set forth in Gallatin Zoning Ordinance § 15.06.050.H as follows:

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.
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 at 1788 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 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 floodzone 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.

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

AYE:

NAY:

DATED: 2/25/16

Jimmy Moore, Chair

Jeannie Gregory, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

#



ITEM 2 PLANNING DEPARTMENT STAFF REPORT

Grace Point Church Conditional Use Permit Request

1788 Long Hollow Pike; (PC File #B-1492-16)

Date: February 25, 2016

PUBLIC HEARING

REQUEST: 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 (S.B.E. TAX MAP #124//009.00 AND 011.01).

OWNER: LARRY AND CHARLOTTE GRIBBINS

APPLICANT: GRACE POINT CHURCH/BRUCE RAINEY & ASSOC.

STAFF RECOMMENDATION: APPROVAL OF GMBZA RESOLUTION 2016-04

STAFF CONTACT: DENISE BROWN

MBZA MEETING DATE: FEBRUARY 25, 2016

PROJECT OVERVIEW:

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, zoned Agricultural Residential (A), located at 1788 Long Hollow Pike (S.B.E. Tax Map #124//009.00; 011.01) (Attachment 2-1 and Attachment 2-2).

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 a 14,400 square foot facility towards the back of the property, on parcel 11.01. The exact location of the facility will be shown during the site plan review. An existing house, located on parcel 009.00, will remain as part of the Place of Worship use. If the CUP is approved, a site plan will be submitted to the Gallatin Municipal-Regional Planning Commission at a future date.

Place of Worship requires a Conditional Use Permit in the A zone district (Attachment 2-3). 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. Under the definitions of the Gallatin Zoning Ordinance, the two (2) parcels included with in the Conditional Use Permit request are considered a zone lot since they are all under single ownership.

Staff recommends approval of the Conditional Use Permit request, with the conditions listed on page 6 of the staff report, since the project meets the General Requirements as well as the Special Conditions for the Place of Worship use (Attachment 2-5).

#

CASE BACKGROUND:

Previous Approvals

The property was formerly a Residential use, and 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 Larry and Charlotte Gribbins (R.B. 2459, Pg. 254 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 Grace Point Church, per Section 06.02.030 of the Gallatin Zoning Ordinance, on two (2) parcels, containing 10.00 (+/-) acres, zoned Agricultural Residential (A), located at 1788 Long Hollow Pike (S.B.E. Tax Map #124//009.00 and 011.01). The Grace Point Church currently holds services at a temporary location, in the gym at College Heights Baptist Church on Nashville Pike. Their services average approximately 150 members with some services having as many as 350 attendees. The church congregation is growing quickly, so the church is requesting a Conditional Use Permit to construct a Place of Worship facility at this location for the convenience of their members since many of them live in the 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 a 14,400 square foot facility towards the back of the property, on parcel 11.01. The exact location of the facility will be shown during the site plan review. An existing house located on parcel 009.00, will remain as part of the Place of Worship use. 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 2-2.

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 (Attachment 2-3). A portion of the front parcel (009.00) is located within a special flood hazard area according to FIRM Panel No. #47165C0293G. A stream, extending the full width of the property, is located adjacent to Long Hollow Pike. The plan shows the approximate width and location of the stream and floodplain. The applicant will need to add a note to the plan stating: "The exact location of the stream and floodzone shall be shown on the site plan". (Attachment 2-2)

Surrounding Properties

The property is surrounded by Agricultural zoned property on all sides. Although the property is primarily surrounded by low-density residential, the Carellton subdivision, a large, medium-density residential development is located less than 300 feet from this property.

Parking

The Gallatin Zoning Ordinance requires Religious Assemblies (Places of Worship) to have one (1) parking space for every four (4) persons capacity of the largest place of public assembly. The parking lot is shown with a total of 131 parking spaces, plus six (6) handicapped parking spaces. The exact parking required/proposed will be determined as part of the site plan approval. The plan note indicates 129 spaces. This will need to be corrected.

#

Site Plan Required

A Site Plan shall be submitted to the Gallatin Municipal-Regional Planning Commission for approval prior to the construction of the facility. Illustrations of the proposed facility are provided in Attachment 2-2.

Sign

No signs for the Grace Point Church are proposed at this time. The approval of future signs will be considered as part of the site plan.

Other Departmental Comments

Engineering Division

The Engineering Division reviewed and commented on the Conditional Use Permit request. The applicant satisfied all of the Engineering Division review comments.

Police Department

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

White House Utility District

Since this area is primarily serviced by 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.

Fire Department

The Fire Department reviewed the Conditional Use Permit request; the applicant shall be aware of the following conditions.

1. On the Site Plan, fire hydrants shall comply with 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.

Department of Electricity

The Department of Electricity provided no review comments on the Conditional Use Permit request.

Other Departments

Other departments not listed above, did not review the Conditional Use Permit request.

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 2-2). Additional information about how the project meets the requirements are 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 meets the general requirements as listed below and in Attachment 2-5. 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 at 1788 Long Hollow Pike will not significantly impact the public health, safety, or welfare of the area.
 - The Place of Worship facility will primarily be located towards the back parcel (011.01) as shown on the plan. The property is 10 (\pm) 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 take place on the sides and behind the building. 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 applicant added a note to the plan stating that the facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance (Attachment 2-2).
- B. Will not adversely affect other property in the area in which it is located;
- The proposed building will be situated towards the rear portion of the property. The property is surrounded by Agricultural Residential zoned property on all sides. A bufferyard is not required when an Agricultural Residential (A) zoned property abuts another Agricultural Residential (A) zoned property; however, a Type 10 Bufferyard has been designated along all property lines. The property currently has an existing tree line along the west (side) and north (rear) property lines as shown in Attachment 2-6.
 - The property is primarily surrounded by low-density residential; however, the Carellton subdivision, a large residential development is located less than 300 feet from this property. The use will not generate any greater amount of traffic since many of the church members already live in the area.
- 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 (Attachment 2-3).
- 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.
- This property will comply with all applicable provisions of the Gallatin Zoning Ordinance. The applicant added a note to the plan stating that the facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance (Attachment 2-2).
 - The Grace Point Church currently holds services at a temporary location, in the gym at College Heights Baptist Church on Nashville Pike. The church is requesting a Conditional Use Permit for a Place of Worship facility for this location for the convenience of their members, since many of them live in the area.

#

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 meets the special conditions as listed below and in Attachment 2-5. 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 parcel 124G//009.00 and 011.01, and contains approximately 10.00 acres, which exceeds the minimum lot area requirement for a Place of Worship facility. The proposed building will contain approximately 14,400 square feet. (Attachment 2-2)
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 meet or exceed the 70% brick requirement on all facades (Attachment 2-2). The existing house located on parcel 009.00 is proposed to remain as part of the Place of Worship use. Additional Conditional Use Permits shall be required if the church wants to construct additional buildings on the property.
 - The proposed building will be situated towards the back and center portion of the property. The property is surrounded by Agricultural Residential zoned property on all sides. A bufferyard is not required when an Agricultural Residential (A) zoned property abuts another Agricultural Residential (A) zoned property; however, a Type 10 Bufferyard has been designated along all property lines. The property currently has an existing tree line along the west (side) and north (rear) property lines as shown in Attachment 2-1. 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.
 - Long Hollow Pike is classified as a Major Arterial on the official Major Thoroughfare Plan, approved as part of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020*.
4. All bulk regulations of the district shall be met.
 - The church proposes to construct a 14,400 square foot facility towards the back and center portion of the property, on parcel 11.01. The exact location of the facility will be shown during the site plan review. A site plan will be submitted for approval to the Gallatin Municipal-Regional Planning Commission, at a future date. The applicant added a note to the plan stating that the facility shall comply with all Performance Standards Regulations of the Gallatin Zoning Ordinance (Attachment 2-1 and Attachment 2-3).
5. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.

#

- The Gallatin Zoning Ordinance requires Religious Assemblies (Places of Worship) to have one (1) parking space for every four (4) persons capacity of the largest place of public assembly. The parking lot is shown with a total of 131 parking spaces, plus six (6) handicapped parking spaces. The exact parking required/proposed will be determined as part of the site plan approval.
- There is currently an existing driveway to the property located on Long Hollow Pike. No changes to the location of the driveway are proposed; however, the driveway within the property will be widened to 24 feet.

RECOMMENDATION

Staff recommends that the Gallatin Municipal Board of Zoning Appeals approve the Grace Point Conditional Use Permit as required by the Zoning Ordinance of the City of Gallatin, Tennessee, Section 06.02.030 for a Place of Worship use 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 floodzone 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.

ATTACHMENTS:

| | | |
|-------------------|------------|---|
| Attachment | 2-1 | Location Map/Aerial Photo |
| Attachment | 2-2 | Conditional Use Permit Site Plan |
| Attachment | 2-3 | G.Z.O. Section 06.02.030 |
| Attachment | 2-4 | G.Z.O. Section 02.02, Zone Lot Definition |
| Attachment | 2-5 | General Requirements and Special Conditions for Place of Worship |

GRACE POINT CHURCH
LOCATION MAP



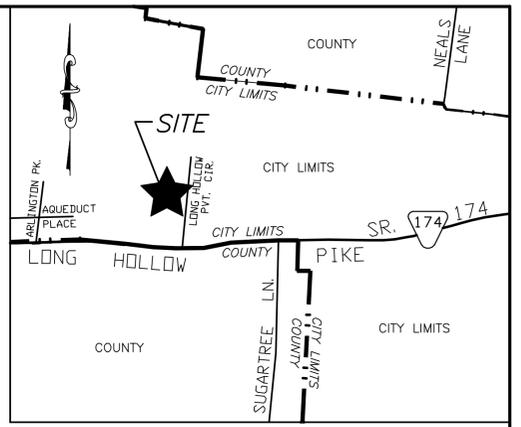
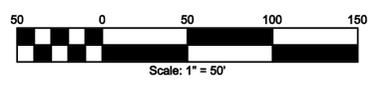
1788 LONG HOLLOW PIKE
TAX MAP #124//009.00 AND 011.01
ZONED A
PC #B-1492-16



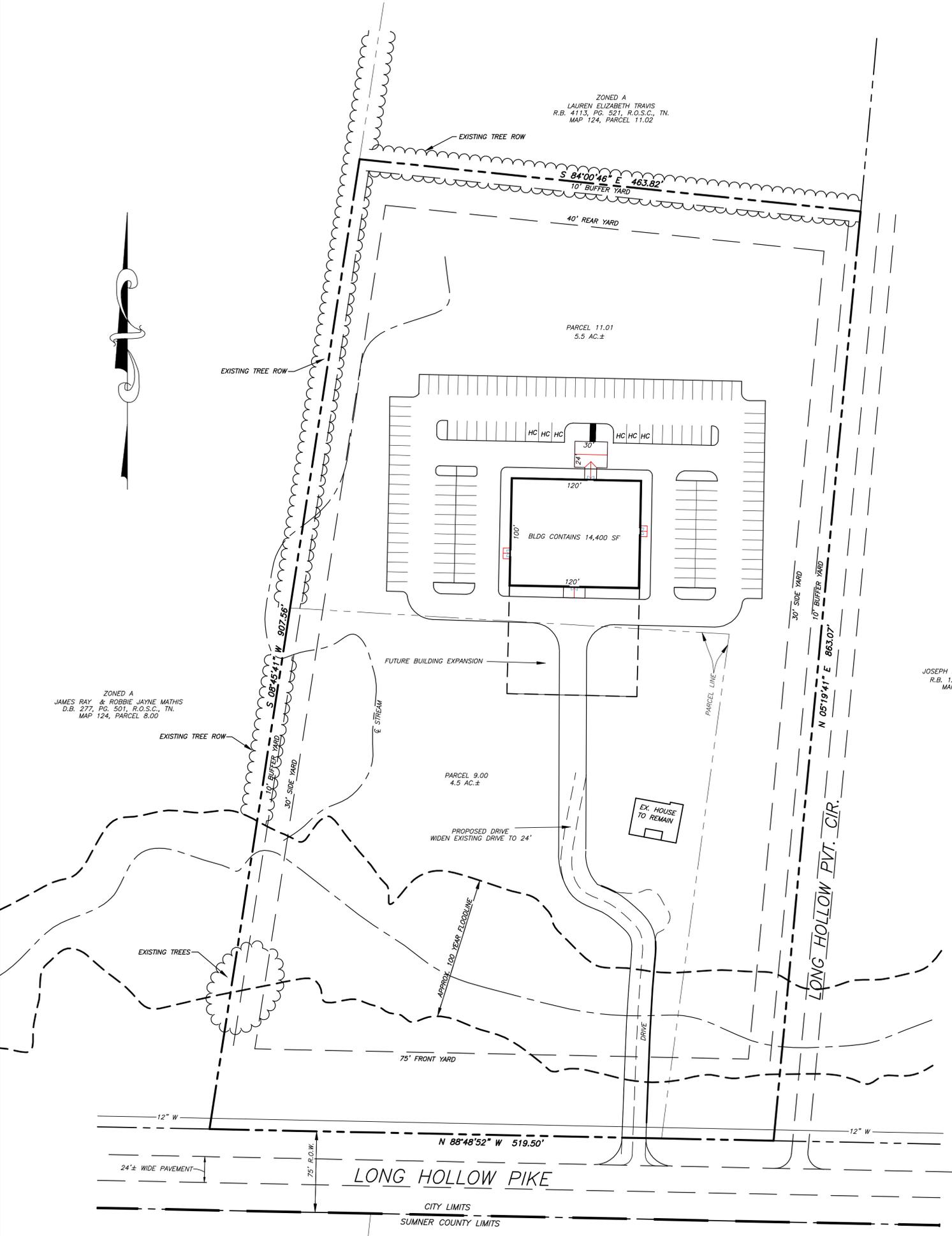
| OWNER NAME | TAX MAP | PARCEL | SITE ADDRESS | EXISTING ZONING & USE | YARDS | PROPOSED USE |
|----------------------|---------|--------------|--------------|-----------------------------------|-----------------------------------|------------------|
| LARRY GRIBBINS ET UX | 124 | 9.00 & 11.01 | 1788 LHP | ONE FAMILY RES. DETACHED DWELLING | 75' FRONT 30' SIDE 40' REAR | PLACE OF WORSHIP |

PARKING REQUIRED: 75
PARKING PROVIDED: SEE NOTE 7 BELOW

TOTAL AREA - 10.0 ACRES±



| LEGEND | | EXISTING DEVELOPMENT | |
|--------|-----------------------------|------------------------|-----------|
| --- | BOUNDARY LINE | | |
| --- | PARCEL LINE | | |
| --- | EDGE OF PAVEMENT | | |
| --- | WATER LINE | BLDG. S.F. (ROOFS) | LOT AREA |
| --- | 12" W OVERHEAD UTILITY LINE | 1,392 HOUSE | 10.0 AC.± |
| --- | CHEST | 14,400 PROPOSED CHURCH | |
| --- | BUFFER YARD | 15,792 TOTAL | |
| --- | MIN. YARD SETBACK LINE | | |
| --- | YARD LINE | | |
| ⊕ | UTILITY POLE | | |



ZONED A
JOSEPH D. & ALICE F. HUFSTEDLER
R.B. 1238, PG. 1, R.O.S.C., TN.
MAP 124, PARCEL 11.00

ZONED A
JAMES RAY & ROBBIE JAYNE MATHIS
D.B. 277, PG. 501, R.O.S.C., TN.
MAP 124, PARCEL 8.00

ZONED ESTATE A - COUNTY
TERRY S. & SHERRI GALONGE
R.B. 882, PG. 714, R.O.S.C., TN.
MAP 124, PARCEL 34.02

ZONED ESTATE A - COUNTY
JAMES W. & WILMA T. PRICE
R.B. 421, PG. 401, R.O.S.C., TN.
MAP 124, PARCEL 34.03

CONDITIONAL USE PERMIT
FOR
GRACE POINT CHURCH

PROPERTY LOCATED AT 1788 LONG HOLLOW PIKE
IN THE CITY OF GALLATIN
4th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JANUARY 21, 2016 REV. : 02/10/16

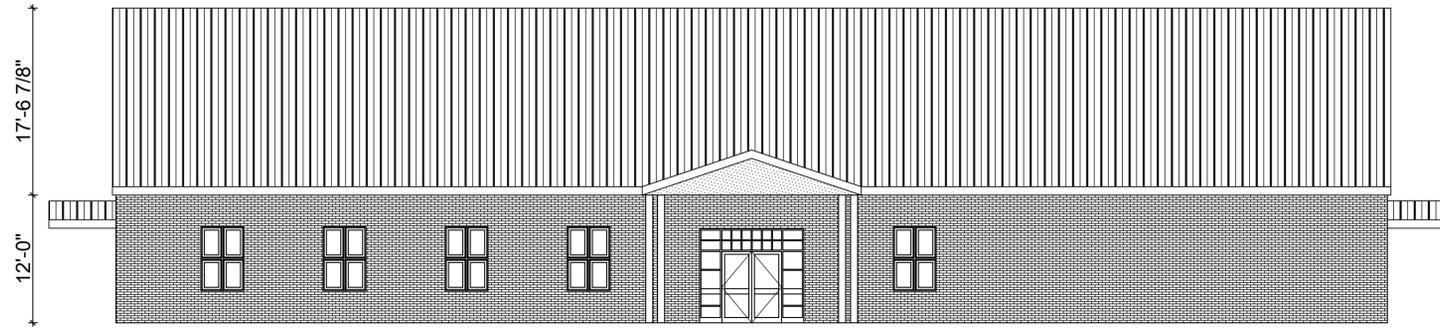
SCALE : 1" = 50'

PREPARED BY :

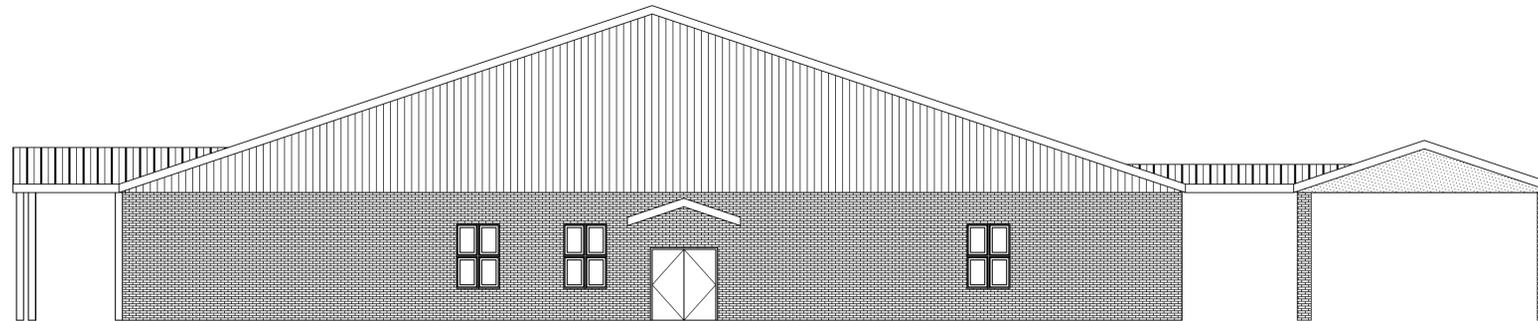


LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

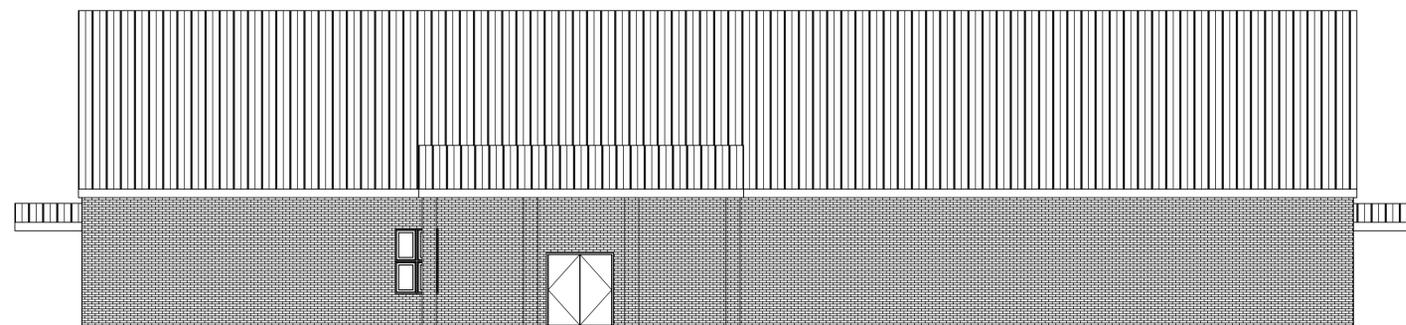
- NOTES:
- NORTH BASED ON DEED OF RECORD IN R.B. 2459, PG. 254, R.O.S.C., TN.
 - PROPERTY IS SHOWN AS PARCELS 9.00 AND 11.01 ON SUMNER COUNTY PROPERTY MAP 124.
 - BEING THE SAME PROPERTY CONVEYED LARRY GRIBBINS ET UX CHARLOTTE BY DEED OF RECORD IN R.B. 2660, PG. 207 AND R.B. 2459, PG. 254, R.O.S.C., TN.
 - ACCORDING TO F.I.R.M. FLOOD MAP NO. 4716SC02936, DATED 4-17-12, PART OF THIS PROPERTY DOES LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE "A".
 - PROPERTY IS ZONED A.
 - ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.
 - REQUIRED PARKING: 75, PARKING SHOWN: 129 REG. + 6 HC.
 - PARKING LAYOUT AND BUILDING PLACEMENT NOT EXACT



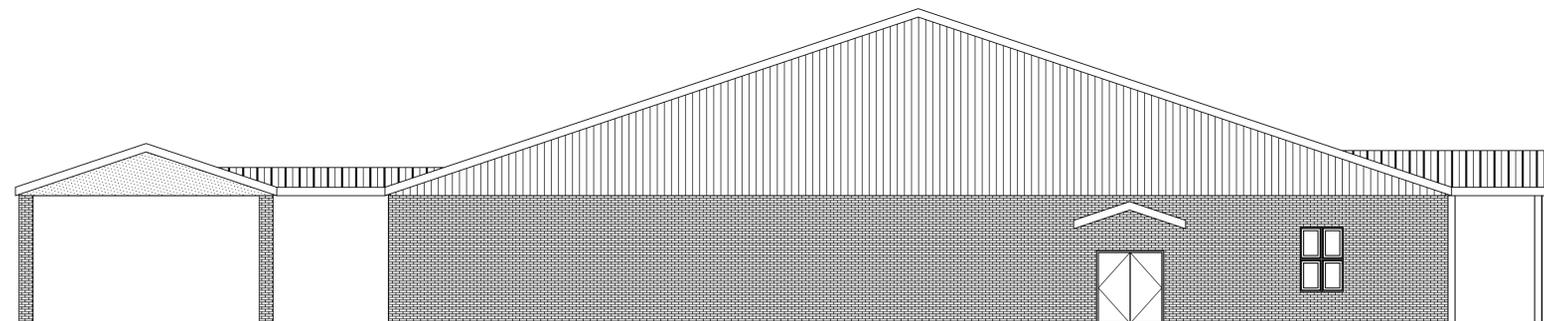
Front Elevation
Scale: 1/8"=1'-0"



Right Elevation
Scale: 1/8"=1'-0"



Rear Elevation
Scale: 1/8"=1'-0"



Left Elevation
Scale: 1/8"=1'-0"

Building Materials:
Brick: 70% or better

Project No. _____
Drawn by: _____
Reviewed by: _____

M&A
Matchett
and
Associates
Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

Cross
Point
Church

Long
Hollow
Pike

Gallatin,
Tennessee

Preliminary
Exterior
Elevations

Date: 1/25/16
Revisions:
Date: _____ Mark: _____

PD-1
Sheet of _____