RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting June 8, 2016

Location Commission Chambers, 2nd Floor, Historic Courthouse

AGENDA

I. Call to Order: 4:30 PM
II. Pledge of Allegiance
III. Roll Call & Determine Quorum
IV. Approval of May 11, 2016 Meeting Minutes
V. New Business

A. **Tavarus King – BZA 2016-034**
Location: 331 Wade Road, Map No.: 24, Parcel: 87.01, Request for special exception approval for the placement of a single wide residence on a tract less than five (5) acres on a property located in the RL, Low Density Residential zoning district

B. **Veterans Parkway Church of Christ – BZA 2016-035**
Location: 488 Veterans Parkway, Map No.: 125G, Group: A, Parcel: 1.01, Request for special exception approval for a Medium Community Assembly use (Religious Facility) in RM, Medium Density Residential zoning district

C. **Jerry Cain – BZA 2016-036**
Location: Patterson Hill Road, Map No.: 24, Parcel: 45, Request for special exception approval for the establishment of an accessory structure before the principal structure for a property located in the RL, Low Density Residential zoning district

D. **Ricky Moore – BZA 2016-037**
Location: Big Springs Road, Map No.: 155, Parcel: 40, Request for special exception approval for the establishment of an accessory structure before the principal structure for a property located in the RL, Low Density Residential zoning district

E. **Barreistas Inc. – BZA 2016-038**
Location: 1409 Sweetspire Drive, Map No.: 137L, Group: B, Parcel: 24, Request for special exception approval for a major home based business (fitness studio) on a property located in the RM, Medium Density Residential zoning district

F. **Will Jordan – BZA 2016-039**
Location: Lebanon Pike, Map No.: 47, Parcel: 71, Request for special exception approval for the establishment of a mini-storage business upon a property located in the CS, Commercial Services zoning district

G. **Mildred Jones – BZA 2016-033**
Location: 5437 Bradyville Pike, Map No.: 127, Parcel: 9, Request for special exception approval for a retreat (event venue) on a property located in the RM, Medium Density Residential zoning district

VI. Board Business
VII. Adjournment

Minutes of the
Rutherford County Board of Zoning Appeals
Wednesday, May 11, 2016

Board Members Present:

Jared Barrett	Gary Farley	Zane Cantrell
Veronica Buchanan	Joe Meshotto	Jerry Sartain
Michael Wrather		

Staff Members Present:

Doug Demosi, Planning Director
Blake Garner, County Attorney
Shauntae Sherril, Administrative Support

Called to order at 4:30 pm. Quorum met. All voting members present.

The Minutes of the April 13, 2016 meeting were presented. Chairman Cantrell asked for any corrections or additions. There being none, Chairman Cantrell called for a motion to accept the Minutes.
Jerry Sartin moved, seconded by Gary Farley, to approve the Minutes as presented by Staff.
Motion Carried (Unanimous Voice)
The Minutes of the April 13, 2016 meeting were Approved.

Staff gave a presentation discussing both Jake Loyd Applications and the adopted Fire Code that requires firework stands to be on solid surface such as gravel, pavement, or concrete.

BZA 2016-028 Jake Loyd – N. Corner of Hwy 231 & Oak Meadow Dr.
Applicant requested a special exception to allow the temporary sale of fireworks on property located in the CS, Commercial Services Zone. The applicant was not present for the Board of Zoning approval. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**
Gary Farley moved, seconded by Joe Meshotto, to Approve the request as presented by Staff.
Motion Carried (5 - For, 0 - Against)
Request was Approved

BZA 2016-029 Jake Loyd – 5630 Lebanon Pike
Applicant requested a special exception to allow the temporary sale of fireworks on property located in the CS, Commercial Services Zone. The applicant was not present for the Board of Zoning approval. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**
Joe Meshotto moved, seconded by Gary Farley, to Approve the request as presented by Staff.
Motion Carried (5 - For, 0 - Against)
Request was Approved

BZA 2016-030 Patterson Baptist Church

The Applicant requested variance relief to allow an internally illuminated sign located within the RL, Low Density Residential zone. Doug Demosi presented staff findings. The applicant is replacing a ground sign with internal illumination sign. The overall height measures 8 feet which meets the current regulations. There was one informational phone call, but none in opposition. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**
Jerry Sartain moved, seconded by Veronica Buchanan to Approve the request.
The motion carried (5 - For, 0 - Against).
Request was Approved

BZA 2016-031 Danny Wallace and MidTenn Collision Properties, LLC

The Applicant requested special exception approval to establish an automotive repair and servicing business located in CN, Commercial Neighborhood zone. Doug Demosi presented staff findings. He stated the request is primarily for auto body repair. If application is approved, a site plan will be required to be submitted to the Planning Commission for approval. A subdivision plat will also have to be submitted to Staff for review to combine the properties into one tract. No calls were received for this application. Staff recommends approval. Danny Wallace was present for the request. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**
Joe Meshotto moved, seconded by Gary Farley, to approve the request as presented by Staff.
Motion Carried (5 - For, 0 - Against)
Request was Approved

BZA 2016-032 Lesley Hurst

The Applicant requested special exception approval allowing the establishment of a major home based business (cosmetology business) upon a property located in the RM, Medium Density Residential zone. Doug Demosi presented staff findings. The applicant plans to remodel an area of her home for the business. She will see clients by appointment only. The applicant indicated that she will have a small sign on the entrance window, measuring less than five square feet in size. In the future, the applicant plans to pave and widen the driveway. The site meets all the general requirements for a special exceptions and specific standards for major home-based businesses. Staff recommends approval. There were a few informational phone calls and some in opposition to the request. The residents were concerned about the amount of traffic in the neighborhood. Lesley Hurst spoke regarding the request. Mr. Farley asked about the widening of the driveway. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**
Gary Farley moved, seconded by Jerry Sartain to Approve the request.
The motion carried (5- For, 0- Against).
Request was Approved

There being no further business, the meeting was adjourned at 4:47 p.m.

Zane Cantrell, Chairman	Doug Demosi, Planning Director
Date	Date

APPLICATION BZA 2016-034

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE PLACEMENT OF A SINGLE WIDE MOBILE HOME ON A TRACT OF LESS THAN FIVE (5) ACRES ON A PROPERTY LOCATED IN THE RL, LOW DENSITY RESIDENTIAL ZONING DISTRICT

OWNER AND APPLICANT DATA

Owner Name: Tavarus King
Applicant Name: Tavarus King

SITE DATA

Location Address:	331 Wade Road	Site Acreage:	3.5
Tax Map:	24	Parcel Number:	87.01
Zoning District:	RL-Low Density Residential	Commission District:	Steve Pearcy

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1408
- Chapter 11, Section 1103 A.1.
- Chapter 4, Residential District Regulations

AREA DESCRIPTION

The subject property is a 3.5-acre parcel located in the RL, Low-Density Residential zoning district. Surrounding properties are also zoned RL, with properties across Wade Road being zoned Medium-Density Residential (RM). The area is predominantly single-family residential in nature.

DESCRIPTION OF REQUEST

Application 2016-034 requests special exception approval for the installation of a singlewide mobile home on a parcel less than five acres in area. The applicant was approved for a special exception in March of 2015 to establish an accessory structure before the principal structure on the property. A copy of the Order of Action is included with your agenda packets. Construction of the accessory structure is ongoing. The applicant has now found himself in need of emergency housing and would like to place a single-wide mobile home on the property. Single-wide mobile homes are allowed by-right on properties greater than five acres in size. However, the applicant's property is only 3.5 acres and therefore requires a special exception. Staff reviewed the applicant's 2015 special exception to see if there was any mention of bringing in a single-wide mobile home. No mention was found.

GENERAL REQUIREMENTS FOR SPECIAL EXCEPTION

Section 14.08 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

   The subject property will be used for residential purposes. The applicant's plans were to

eventually build a house on the property. If the applicant desires to construct a residence in the future, the mobile home will have to be removed from the property. Access to the property will be provided via private driveway located off of Wade Road. If approval for the requested special exception is granted by the Board of Zoning Appeals, the Applicant will be required to obtain all applicable permits from the Department of Environment and the Rutherford County Building Codes Department prior to the installation of the singlewide mobile home upon the property. Staff finds that this criterion has been met.

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

   The installation of a singlewide mobile home in accordance with the specific standards established in Section 1103 A. 1 and special conditions for mobile homes found in Section 1408 D. 1. of the Rutherford County Zoning Ordinance should not result in any adverse effects to the surrounding properties since the proposed use of the property is residential.

3. 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 and if applicable, meets the specific standards below.

   Prior to issuance of a zoning compliance certificate, Staff will ensure that the placement of the singlewide mobile upon the subject property will conform with the provisions applicable for the RL zoning district and specific standards established for singlewide mobile homes. Based upon the site plan submitted by the Applicant, the home will be placed over 100 feet off the front property line located along Wade Road.

4. Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

   In consideration of the existing development found in this area, the proposed singlewide home does not appear to be incompatible with surrounding properties. The subject property is located within 500' of a fire hydrant. The request in Application 2016-053 does not pose any safety concerns.

SPECIFIC STANDARDS FOR RESIDENTIAL ACTIVITIES

Section 1408 D. 1. of the Rutherford County Zoning Ordinance lists the following conditions for mobile homes:

1. Special Conditions for Mobile Homes
   a. If the Board determines that this type of development is consistent with the character of the surrounding area a smaller acreage may be considered.

      Application 2016-034 requests the Board of Zoning Appeals to consider the approval of the installation of a singlewide mobile home upon the 3.5-acre parcel.

b. The mobile home shall be setback 20 feet from the side property lines.

Compliance with this condition will be verified at the time the Applicant submits for zoning compliance approval.

Section 1103 A. 1. of the Rutherford County Zoning Ordinance lists the following use-specific standards for mobile homes:

1. Mobile Homes
   a. Approval process shall be determined by the chart in Appendix B. – Dwelling, Mobile Home.

      The request to install the singlewide mobile home upon a 3.5-acre property must obtain special exception approval from the Board of Zoning Appeals.

   b. The frame, wheels, crawl space, and utility connections of the mobile home shall be concealed from view by skirting made of durable all-weather construction material that is consistent with the exterior of the mobile home.

      Approval of 2016-034 will include the requirement to meet this standard, which will be verified at the time of installation by building inspectors.

   c. A modular home or manufactured home (a doublewide) shall be considered the same as a single family dwelling for the purpose of this Ordinance.

      This criterion is not applicable to the request in Application 2016-034.

   d. These standards do not apply to approved Mobile Home Parks.

      This criterion is not applicable to the request in Application 2016-034.

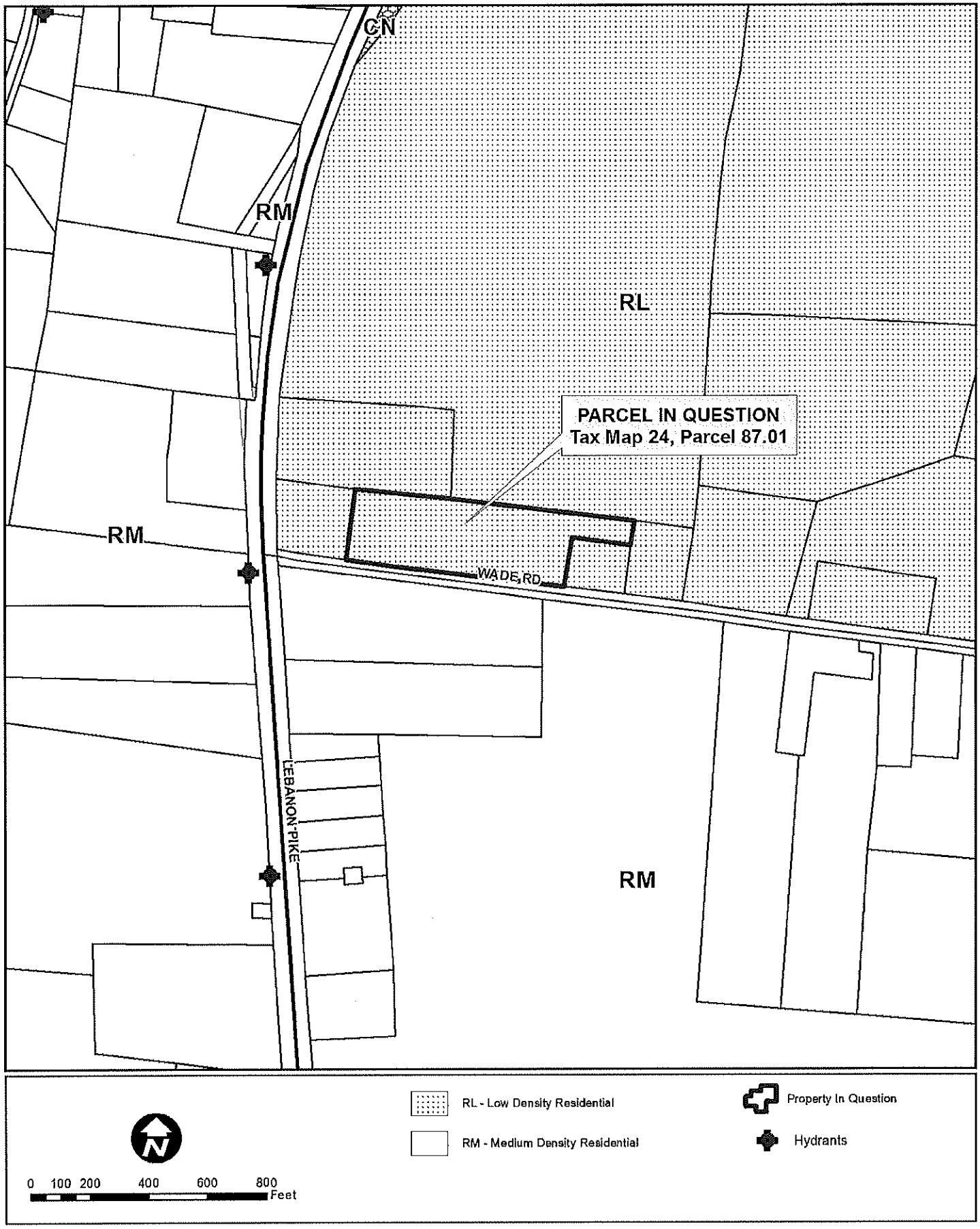
STAFF FINDINGS

In conclusion, Staff finds that the request in Application 2016-034 meets the "General Requirements For Special Exception" approval and the specific standards for mobile homes. Staff recommends APPROVAL of the special exception if the use remains in compliance with the provisions found in Section 1103 A. 1 and Section 1408 D. 1. of the Rutherford County Zoning Ordinance.

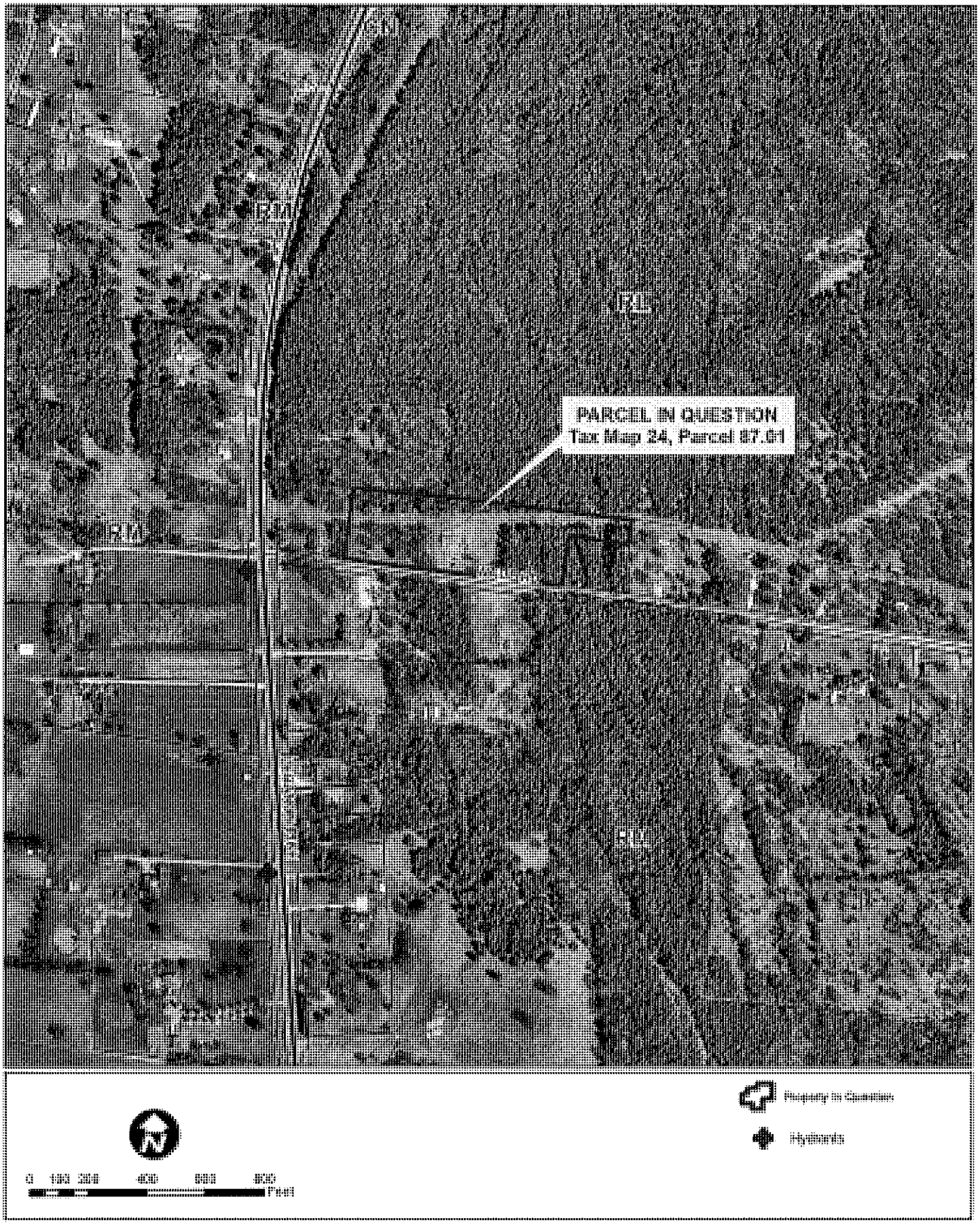
LIST OF ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Order of Action from 2015-005
4. Concept Plan

2016-034


CN
RM
RL
PARCEL IN QUESTION
Tax Map 24, Parcel 87.01
RM
WADE RD
LEBANON PIKE
RM
RL - Low Density Residential
RM - Medium Density Residential
Property In Question
Hydrants
N
0 100 200 400 600 800
Feet

2016-034


PARCEL IN QUESTION
Tax Map 24, Parcel 67.01
Property in Question
Hydrants
0 100 200 400 600 800
Feet

Document Prepared By:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

APPEAL NUMBER: 2015-005 **DATE:** March 11, 2015

APPLICANTS: Tavarus King

ADDRESS OF APPEAL: Wade Road

TAX MAP: 24 **PARCEL NUMBER:** 87.01

CURRENT ZONING OF PROPERTY: RL-Low Density Residential

RECORD BOOK: 1148 **PAGE NUMBER:** 3482

TYPE OF APPEAL: Special Exception

Request for special exception approval for the establishment of an accessory structure before the principal structure for a property located in the RL, Low Density Residential zoning district.

FINDING OF FACT:

The Board found that the request met the general requirements for special exception as set forth by Section 1408 of the Rutherford County Zoning Ordinance.

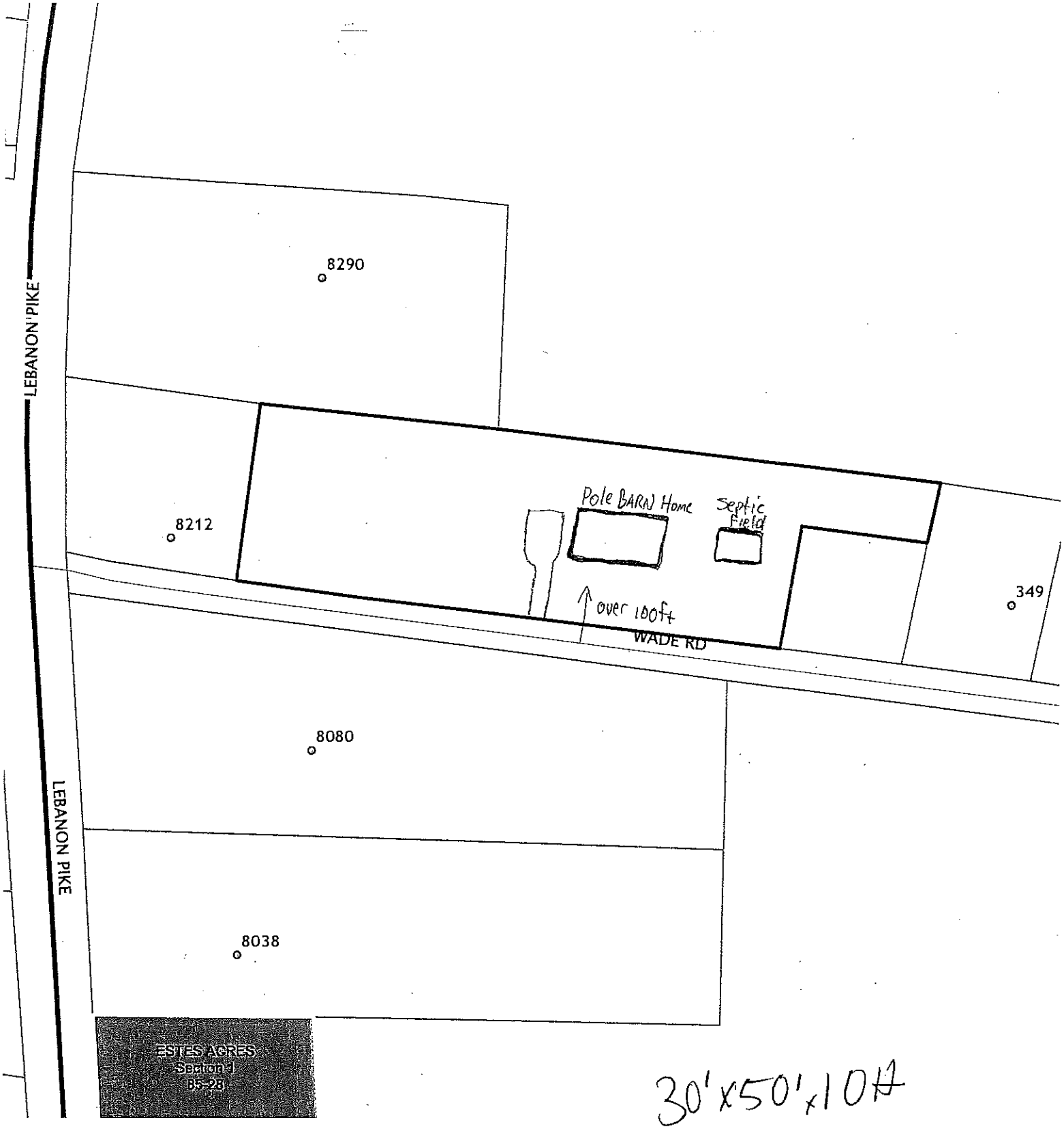
MOTION:

A motion was made by Board Member Meshotto, seconded by Board Member Farley, to approve Application 2015-005 subject to the condition that the use continually comply with the standards for non-commercial storage facility, garage, workshop, or other structure for the private use of the landowner established in Section 1101 D. 6. of the Rutherford County Zoning Ordinance.

VOTE: **AYES** 5 **NAYS** 0

Chairman

Secretary


LEBANON PIKE
8290
8212
Pole BARN Home
Septic Field
over 100ft
WADE RD
349
8080
LEBANON PIKE
8038
ESTES ACRES
Section 1
B5-28

30'x50'x10ft

APPLICATION BZA 2016-035

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR A MEDIUM COMMUNITY ASSEMBLY USE (RELIGIOUS FACILITY) IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

OWNER AND APPLICANT DATA

Owner Name: Veterans Parkway Church of Christ
Applicant Name: Veterans Parkway Church of Christ

SITE DATA

Location Address:	488 Veterans Parkway	Site Acreage:	3.12
Tax Map:	125G Group: A	Parcel Number:	1.01
Zoning District:	RM- Medium Density Residential	Commission District:	Mike Kusch

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Sections 1407 and 1408
- Chapter 11, Supplementary District Regulations, Sections 1102 and 1104
- Chapter 2, Use Classification
- Chapter 4, Residential District Regulations

AREA DESCRIPTION

The subject property is a 3.12-acre parcel located in the RM, Medium-Density Residential zoning district. Surrounding properties are also zoned RM, with the exception of Barfield Park, which is located within the city limits of Murfreesboro and is zoned Park (P). The area is predominantly single-family residential in nature. Barfield Elementary School is located less than 500 feet to the east.

DESCRIPTION OF REQUEST

Veterans Church of Christ (Formerly known as Barfield Church of Christ) has occupied the property since the mid-1990s. Over the years they have made various improvements to the property (i.e. increased parking, adding accessory structures for class space, etc.) and are now proposing to make a significant addition to their main building and parking area. A concept plan showing the proposed improvements has been included with your agenda materials. The applicants propose to add approximately 2,800 square feet to accommodate a larger sanctuary. The existing sanctuary holds less than 150 people. The proposed addition will increase that number to approximately 250 people. They plan to provide an additional 62 parking spots and make some modifications to the existing access drive. They also plan a Type I buffer along the western edge of the property.

The County's Zoning Ordinance has three categories of Community Assembly uses based on the maximum occupancy in the largest assembly area: Small (Fewer than 150 persons); Medium (150 to 500 persons); and Large (Greater than 500 persons). The proposed addition will change the classification for this church from a Small Community Assembly use to a Medium Community Assembly use. Medium Community Assembly uses are not allowed by right in the RM zoning district and require special exception approval from the Board of Zoning Appeals.

General Requirements For Special Exception

Section 14.08 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

   As mentioned above, the site improvements for this project will be required to undergo site plan review where compliance with zoning and development regulations will be verified. The applicant also states that the height of the addition and its rooflines will be similar to that of the existing building.

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

   The project will undergo site plan review, which will consider issues relating to stormwater runoff, landscaping/buffering, parking and vehicular access areas. Approval of the related site engineering plans by the Planning Commission is dependent upon the project demonstrating compliance with the standards, which have been adopted to prevent adverse effects from occurring to an area development is proposed, found in the Zoning Ordinance of Rutherford County. The applicant also states that the addition is being made to the front of the existing building, away from the existing houses that surround the property. Site lighting will also have to meet the performance standards in the Zoning Ordinance.

3. 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 and if applicable, meets the specific standards below.

   Upon initial review of a conceptual plan, it appears that the placement of all buildings/parking areas meets the setback requirements established for the RM, Medium Density Residential zoning district and the supplementary regulations for landscaping found in Section 1104 of the Rutherford County Zoning Ordinance. The site also complies with the minimum one acre requirement for nonresidential uses located in the RM zoning district as well as lot coverage limits.

4. Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

   The Applicants states that the church has a long-standing friendly relationship with the surrounding neighbors and that the building addition will be compatible in appearance to the existing building.

SPECIFIC STANDARDS FOR COMMUNITY ASSEMBLY ACTIVITIES

a. When located in a residential area, the design of such facilities to the extent practical shall reflect similar design elements of the area in which they are located. The element should consider building height, building materials, rooflines, setbacks and building coverage.

   A concept plan for the proposed church and related structures have been supplied by the Applicant that exhibits the layout of improvements on the site. The applicant states that the proposed addition will be similar in regards to height and roofline pitch will be similar to the existing building.

b. An application for a community assembly shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including by not necessarily limited to those uses which would require a special permit if not a part of the community assembly use.

   The description of the uses and activities proposed for the facility have been included with your agenda packets.

c. The BZA shall have authority to approve an on-site location with utility connections for accommodations for recreational vehicles for use by visiting or traveling speakers or guests associated with the community assembly use. Provided, however, such location for recreational vehicles shall not be permitted for use as a permanent residential dwelling unit.

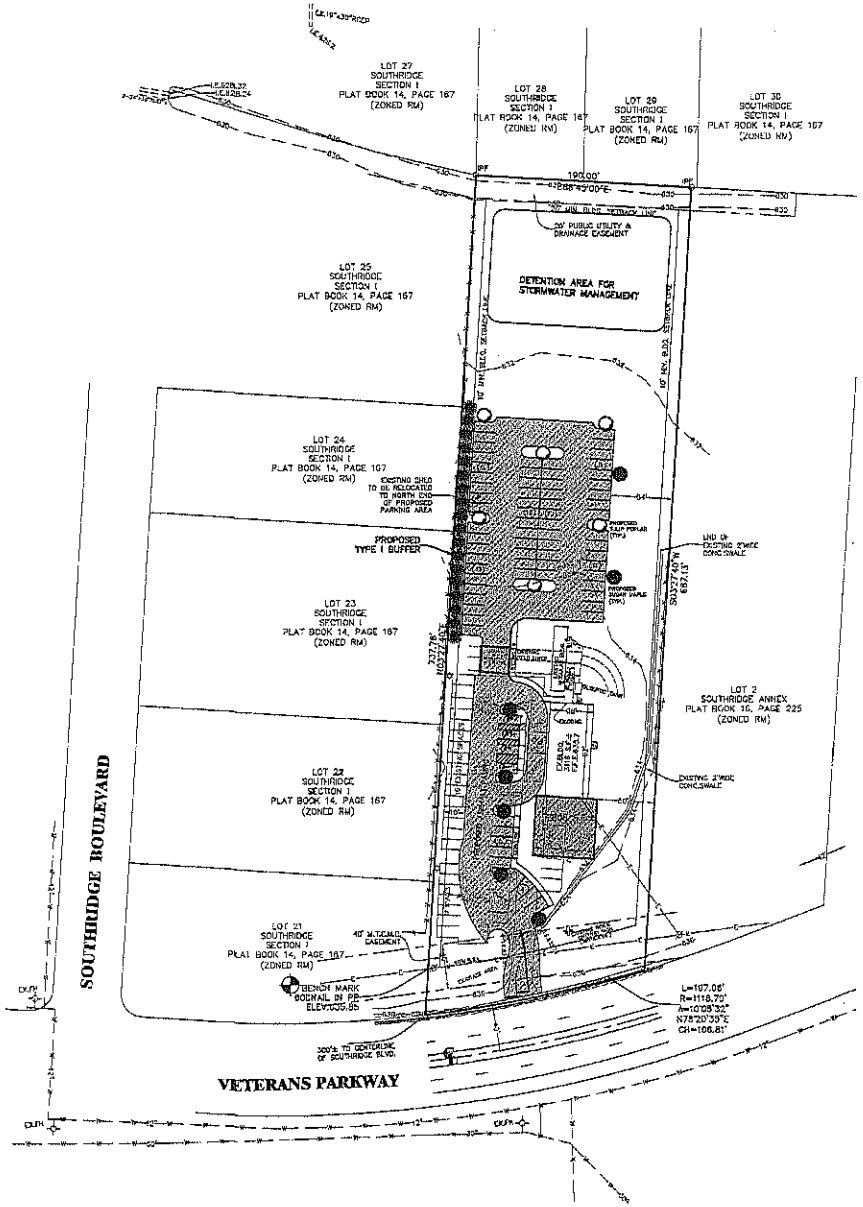
   At this time, the Applicant does not propose to provide accommodations for guests.

STAFF RECOMMENDATION

In conclusion, Staff finds that the request in Application 2016-035 meets the "General Requirements For Special Exception" approval and the specific standards for Community Assemblies. Staff recommends APPROVAL of Application 2016-035.

LIST OF ATTACHMENTS

1. Concept Plan
2. Application Materials
3. Zoning Map
4. Aerial Map

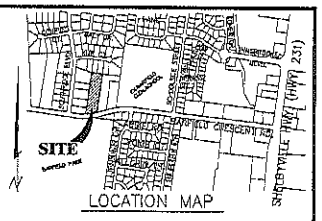


NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO EXCAVATES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THOSE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

LEGEND

- Water Valve
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Radiator
- Proposed Gate Valve & Box
- Concrete Drain Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Spot Elevation
- Proposed Spot Elevation
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Silt Fence
- Turf Reinforcement Mat
- Existing Telephone & Electric Line
- Existing Underground Electric Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe



SITE DATA:

EXISTING AND PROPOSED USE: CHURCH

PARKING SPACES REQUIRED: 1 SPACE PER 5 SEATS IN THE MAIN ASSEMBLY ROOM
= (1SPACE)x(250 SEATS/5)
= 50 SPACES

PARKING SPACES PROVIDED: 23 EXISTING SPACES + 4 H.C. PLUS 71 PROPOSED
= 94 TOTAL SPACES + 4 H.C.

LOT AREA: 3.12 ACRES±, 135933 S.F.±
BUILDING AREA: 3116 S.F.± PLUS 2808 S.F.±PROPOSED
LOT COVERAGE (BUILDING): 5924 /135933 = 4.4%
PAVING: 20973 S.F.± EXISTING
23457 S.F.± PROPOSED
44430 S.F.± TOTAL
LOT COVERAGE (TOTAL): (5924+44430)s.f./135933s.f.
= 37%
OPEN SPACE: 135933s.f.-(5924+44430)s.f.
= 85579s.f. = 53%
BUILDING HEIGHT: 28 FEET±

MAGNETIC N
50' 0 50'
3.12 ACRES±

ZONING: RM (MED.DENS.RES.)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

LEGEND FOR MONUMENTS
IRS ○ IRON PIN SET
IRF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
◆ SURVEY POINT
△ NAIL
■ CONC. MONUMENT FND.

#	DATE	REVISION DESCRIPTION

OWNER: VETERANS PARKWAY CHURCH OF CHRIST
ADDRESS: 408 VETERANS PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 125G, GROUP A PARCEL: 1.01
FLOOD MAP PANEL: 470168 0270 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. broad street, murfreesboro, tn 37129
telephone : (615)893 - 4064, fax (615)893 - 2065

CONCEPT PLAN
BUILDING & PARKING ADDITION
VETERANS PARKWAY CHURCH OF CHRIST

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: MAY, 2016 | SCALE 1"=50' | SH. 1 OF 1

and Projects 2004\SOUTHRIDGE CHURCH CONCEPT PLAN\dwg\VETERANS PARKWAY CHURCH SITE PLAN MAY2016.dwg, ACAD1800, KIM 7700 No. 2

Rutherford County Application for Special Exception

'Explain in detail' section:

The applicant proposes to construct a building addition, which will be approximately 2800 square feet. This proposed building addition will be constructed onto the front of the existing building. The access ramp into the property will remain in the same location as it connects to the existing roadway of Veterans Parkway; however the existing access drive will be modified to curve westward once it progresses into the property to allow traffic to be directed into the existing parking area which, along with some proposed spaces, provides 32 regular spaces and 4 handicap spaces, two of which are van-accessible. The applicant also plans to construct an additional parking area to the northwest of the existing building, which provides 62 additional regular spaces. A sidewalk is planned to be installed along the eastern edge of both parking areas to allow pedestrian traffic from the parking areas to the building. A detention pond for stormwater management will be constructed in the northern portion of the property. The applicant further plans to install a Type I buffer along the west edge of the rear parking area, in addition to the required landscaping mandated by the Rutherford County Zoning Ordinance. It is possible that the applicant may construct an additional classroom wing to the rear of the existing building at some point in the future, but no current plans are in place.

'Public Health/Safety/Welfare' Section:

The proposed building expansion will have an outward appearance that is compatible with the existing building. Additionally, the building expansion is directed away from any of the surrounding properties. The existing building was built in the mid 1990's and the church has kept the property in good condition ever since.

Traffic conditions are unlikely to be adversely affected since the normal times of use for this property are typically during off-peak times for traffic at this location along Veterans Parkway.

No offsite parking is expected with this proposed development. Both the existing and proposed parking areas are anticipated to sufficiently allow all parking to be onsite.

Sidewalks are proposed within this development to help pedestrians go from the parking areas to the building. The applicant also plans to maintain an existing sizable amount of green area between the front of the building and Veterans Parkway, which preserves the quality of the public's view from the road.

'Not adversely affect other property' Section:

The existing building is located in the southern portion of this 3.12-acre property. The proposed building expansion is directed southward toward Veterans Parkway and away from any neighboring property, which causes no adverse effects.

The proposed site lighting design will comply with the Rutherford County Zoning Ordinance and be oriented to have very minimal to no impact on the surrounding properties. Additionally, the proposed parking area will be buffered with a Type I buffer

to help screen the area from the surrounding properties to the west. This will help preserve the integrity of the property's long-standing and aesthetically-pleasing appearance.

'Demonstrate that yonr proposal conforms' Section:

The use as a church will continue with this development. The Zoning Ordinance mandates 1 parking space to be provided per 5 seats in the main assembly room. With approximately 250 seats planned, this would require 50 parking spaces. This development provides 94 spaces, which is almost twice the required amount. The lot coverage of 37 percent, green space of 67 percent, and building height of 25 feet all comply with the County Zoning Ordinance.

Water and electric lines are present along Veterans Parkway. Septic lines are present at the rear of the existing building. The applicant plans to use the same services for each of these utilities for the proposed building addition, with the added measure of possibly upsizing the onsite water service line.

This site is located across Veterans Parkway from Barfield Park. Frequently during the year, baseball participants come to worship on Sundays and Wednesdays, so this facility provides a place to worship near the park. This provides convenience for the public to use this facility in this location.

'Proposal is located in a manner that is compatible' Section:

The applicant will be constructing a building addition that is compatible in appearance with the existing building. The existing building was constructed in the mid-1990's and the church has had a long-standing friendly relationship with the surrounding neighbors.

Both the existing building and proposed building addition are located well away from Veterans Parkway, which allows worshippers to feel safe from any traffic on the roadway. Sidewalks are also planned to help pedestrians to safely go from the parking areas to the building.

The proposed landscaping with this development will additionally provide an aesthetically-pleasing tract for this neighborhood to be proud of.

Special Conditions for Community Assembly

a. When located in a residential area, the design of such facilities to the extent practical shall reflect similar design elements of the area in which they are located. The element should consider building height, building materials, rooflines, setbacks and building coverage.

The proposed building addition will be compatible in appearance with the existing building. The height of the building addition and its rooflines will be similar to that of the existing building. No steeple is planned for this development.

The southern edge of the proposed building addition is still very much in compliance with both the front and side setbacks. Addtionally, the building coverage of 4.3% on this lot is in compliance with the Rutherford County Zoning Ordinance.

b. An application for a community assembly shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the community assembly use.

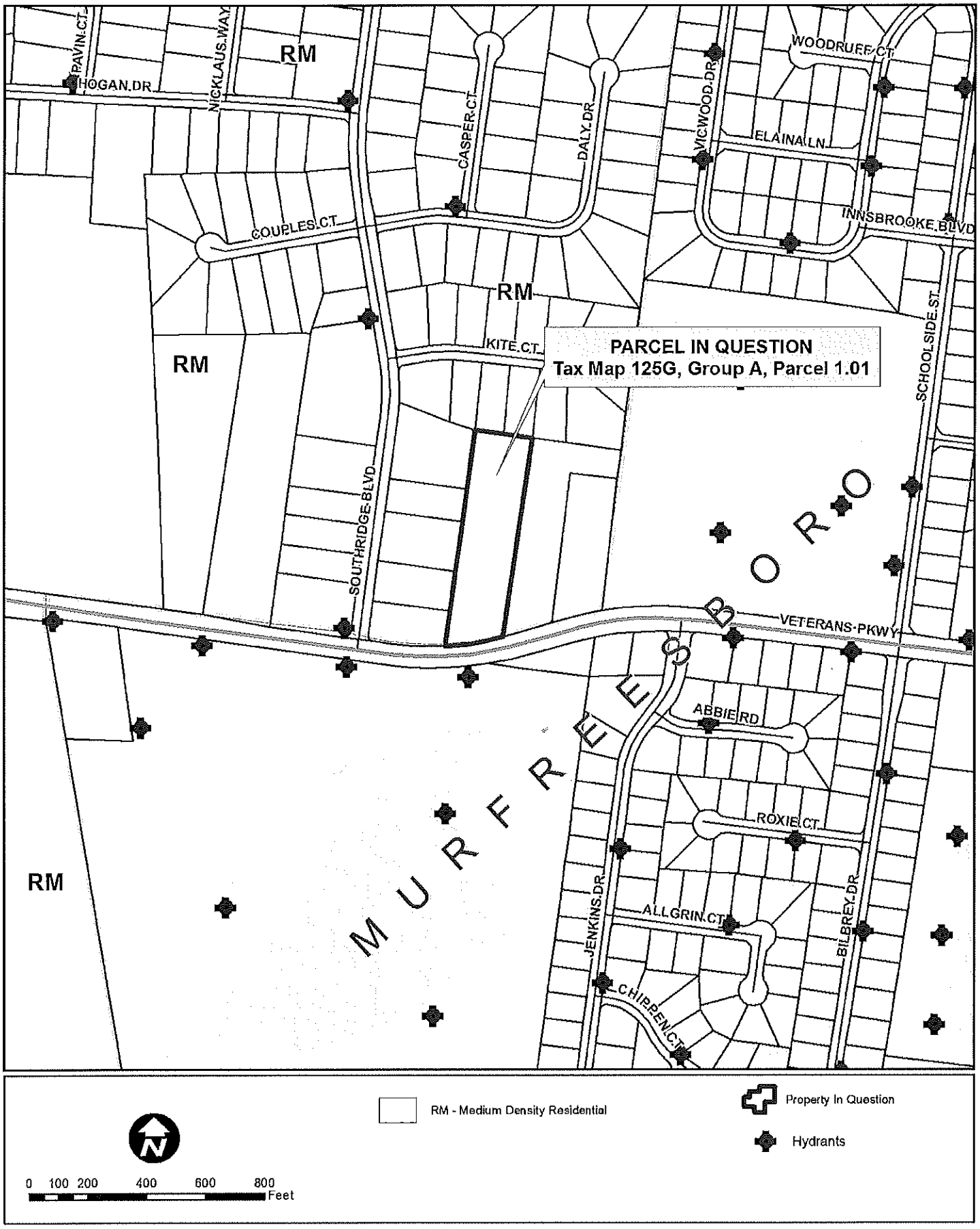
The use for this site is a church having religious assemblies on Sunday mornings, Sunday evenings and Wednesday evenings. Three times a year, either a gospel meeting or Vacation Bible School is held for three or four days each time.

Traffic conditions are unlikely to be adversely affected since the normal times of use for this property are typically during off-peak times for traffic at this location along Veterans Parkway, being Sunday mornings and evenings and Wednesday evenings.

c. The BZA shall have authority to approve an on-site location with utility connections for accommodations for recreational vehicles for use by visiting or traveling speakers or guests associated with the community assembly use. Provided, however, such location for recreational vehicles shall not be permitted for use as a permanent residential dwelling unit.

The applicant has no plans to provide services for recreational vehicles for guest speakers.

2016-035


PARCEL IN QUESTION
Tax Map 125G, Group A, Parcel 1.01
RM
RM
RM
RM
PAVIN CT
HOGAN DR
NICKLAUS WAY
CASPER CT
DALY DR
VICWOOD DR
WOODRUFF CT
ELAINA LN
INNSBROOKE BLVD
COUPLES CT
KITE CT
SCHOOLSIDE ST
SOUTHRIDGE BLVD
VETERANS PKWY
MURFREESBORO
ABBIE RD
ROXIE CT
ALLGRIN CT
JENKINS DR
BILBREY DR
CHIPPEN CT
RM - Medium Density Residential
Property In Question
Hydrants
0 100 200 400 600 800
Feet

2016-035

PARCEL IN QUESTION
Tax Map 125G, Group A, Parcel 1.01
RM
RM
RM
RM - Medium Density Residential
Property in Question
Hydrants
Feet

APPLICATION BZA 2016-036

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE ESTABLISHMENT OF AN ACCESSORY STRUCTURE BEFORE THE PRINCIPAL STRUCTURE FOR A PROPERTY LOCATED IN THE RL, LOW DENSITY RESIDENTIAL ZONING DISTRICT

OWNER AND APPLICANT DATA

Owner/ Applicant Name: Jerry Cain

SITE DATA

Location Address:	Patterson Hill Road	Site Acreage:	9.2
Tax Map:	24	Parcel Number:	45.00
Zoning District:	RL-Low Density Residential	Commission District:	Steve Pearcy

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1408
- Chapter 11, Section 1101 D.
- Chapter 4, Residential District Regulations

AREA DESCRIPTION

The subject property is a 9.2 acre vacant parcel and is zoned RL, Low Density Residential. Surrounding properties, zoned RL and RM, Medium Density Residential, are developed as single-family homes and agricultural uses on large tracts.

DESCRIPTION OF REQUEST

Application 2016-036 requests special exception approval to establish an accessory structure prior to the principal structure. The subject property is located off Lebanon Pike and Patterson Hill Road, is vacant and measures 9.2 acres in area. The applicant wishes to construct a 50' x 60' (3,000 sf) storage building that will provide security for equipment as well as storage of personal items. The Applicant plans to establish the primary residence within the structure in within a couple years.

GENERAL REQUIREMENTS FOR SPECIAL EXCEPTION

Section 14.08 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

The proposed structure will be utilized as private storage only and not be associated with the operations of a business. With this in mind, the proposed use should have a negligible impact on the traffic conditions and will not affect public health, safety and general welfare.

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

According to the Applicant, the building will be located 40' from Patterson Hill Road and 166' Lebanon Pike.

Construction of the proposed accessory structure will not have a substantial or adverse effect upon adjacent properties if the use of the structure remains in compliance with the provisions of Section 1101 D. 6. D. of the Rutherford County Zoning Ordinance.

3. 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 and if applicable, meets the specific standards below.

As stated above, the proposed structure will be located on the property in a manner compliant with the setback regulations established for the RL, Low Density Residential zoning district.

4. Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

The subject property will be accessed via private driveway located off Patterson Hill Road. If approved, the proposed building will be required to meet the setback regulations for structures located in the RL, Low Density Residential zoning district and use of the structure must continually comply with the specific standards addressed below. With this in mind, the proposed building should be compatible with the development and use of adjacent properties.

SPECIFIC STANDARDS FOR NON-COMMERCIAL STORAGE FACILITY, WORKSHOP, OR OTHER STRUCTURE FOR THE PRIVATE USE OF THE LANDOWNER

Section 1101 D. 6.

a. The size of the accessory structure must conform to the size limitations of Subsection 1101 D.4.

   The proposed structure measuring 3,000 square feet in area meets this requirement.

b. The structure must meet all applicable setback, height and lot coverage regulations.

   The Applicant indicates on a site plan and within the application materials that setback, height and lot coverage requirements will be met.

c. Only one (1) structure will be permitted per parcel, excluding approved agricultural structures.

   Only one structure is proposed.

d. The structure must not be used for any of the following activities:
   - Living quarters
   - Commercial activities

- Storage for businesses that occur off of the property, including home-based businesses

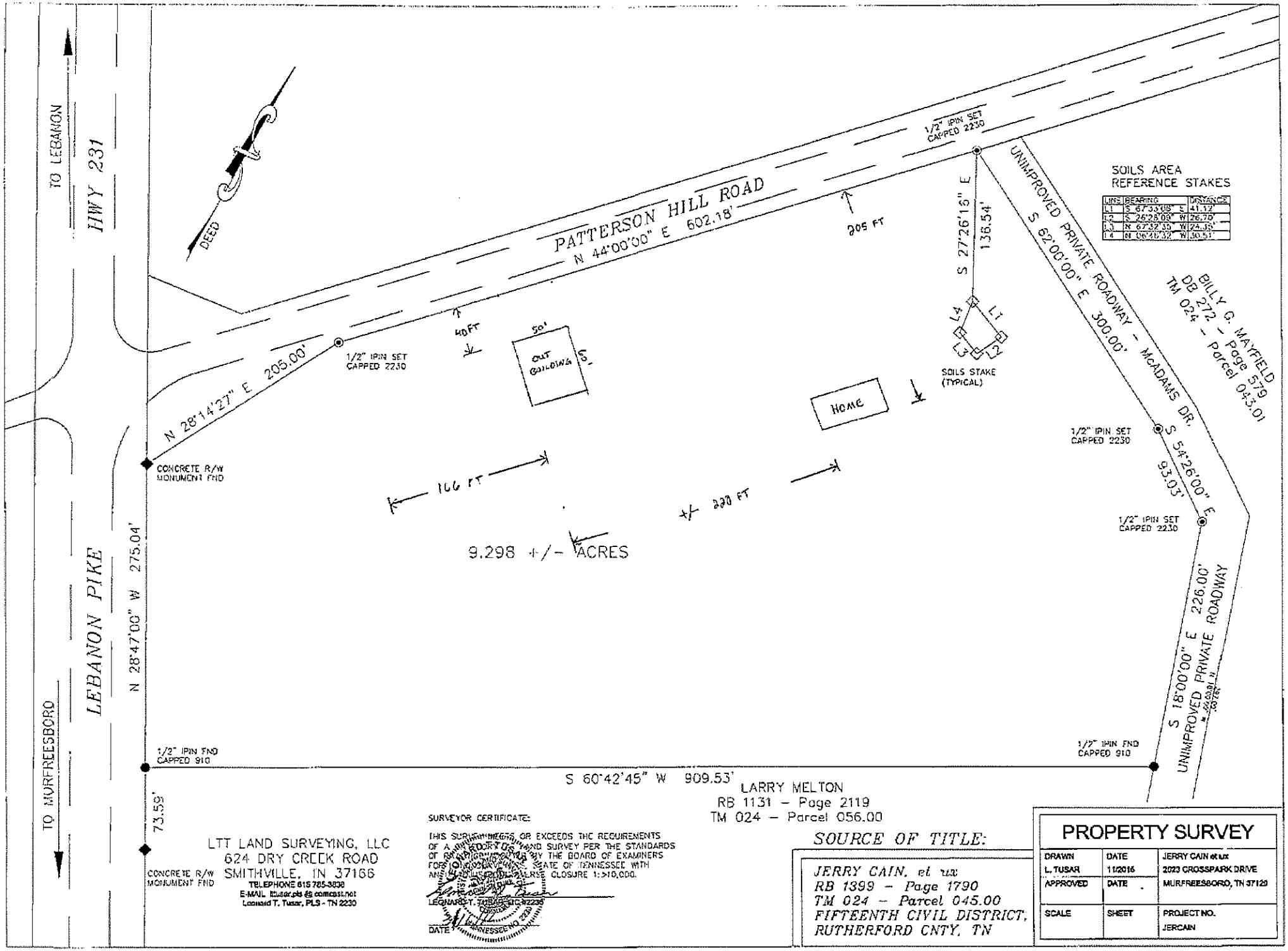
The use of the proposed structure must continually comply with this requirement. According to the Applicant, the building will be used for the storage of personal items.

STAFF FINDINGS

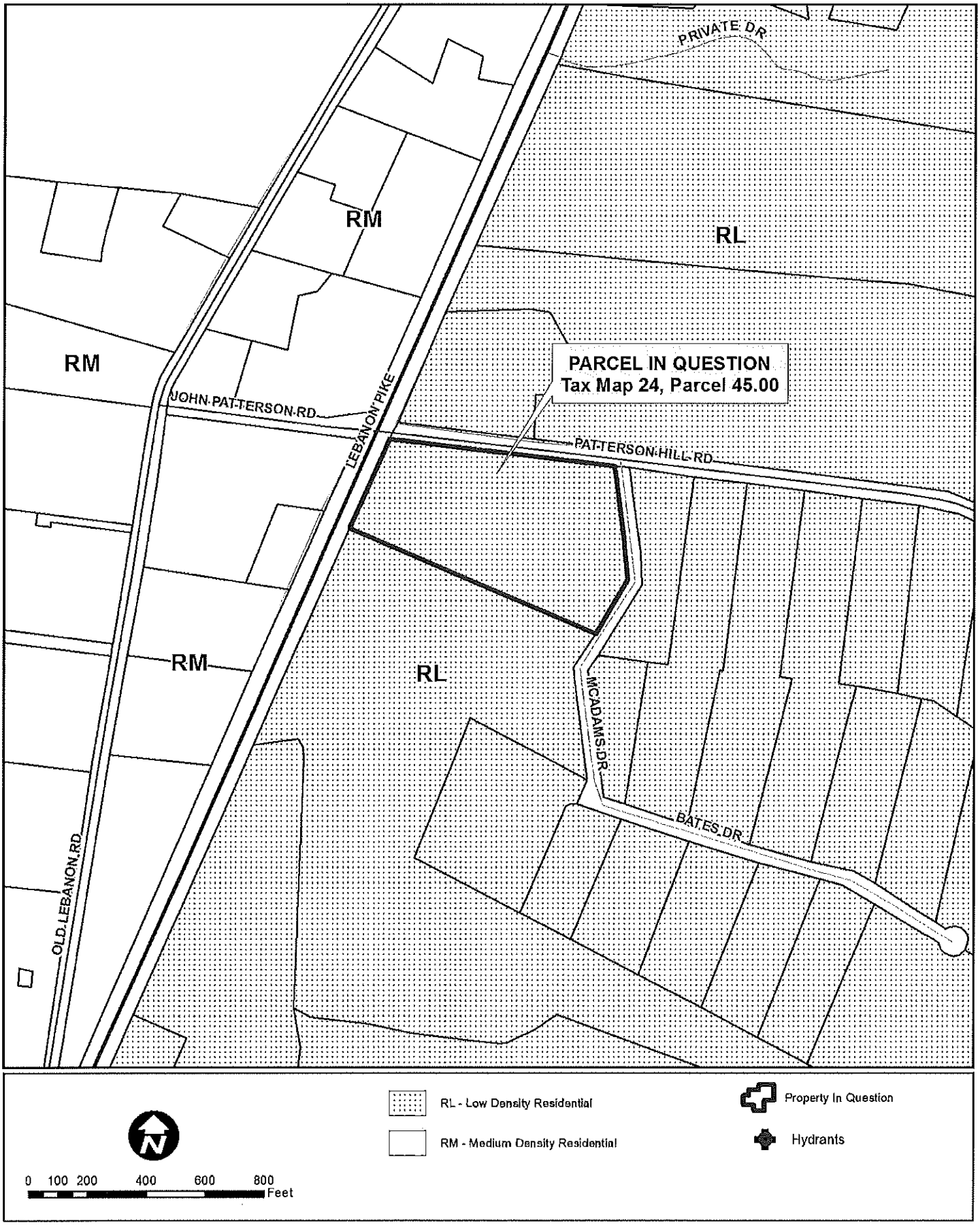
In conclusion, Staff finds that the request in Application 2016-036 meets the "General Requirements For Special Exception" approval and the specific standards for the construction of an accessory structure prior to the establishment of a principal structure with the condition that the use continually comply with the standards for non-commercial storage facility, garage, workshop, or other structure for the private use of the landowner established in Section 1101 D. 6. Staff recommends APPROVAL.

LIST OF ATTACHMENTS

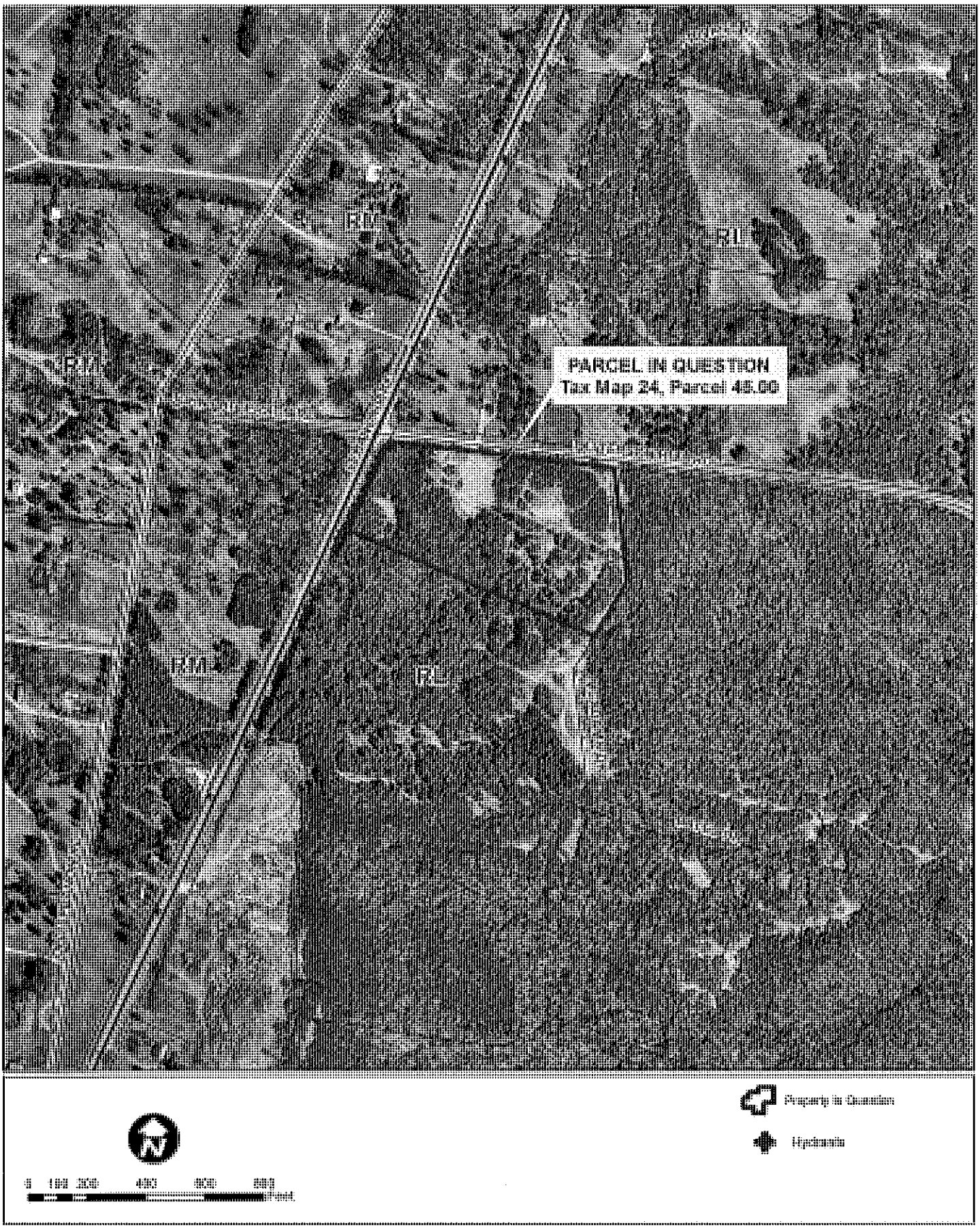
1. Site Plan
2. Zoning Map
3. Aerial Map


TO LEBANON
HWY 231
DEED
PATTERSON HILL ROAD
N 44°00'00" E 602.18'
205 FT
1/2" IPIN SET CAPPED 2230
S 27°26'16" E 136.54'
UNIMPROVED PRIVATE ROADWAY - McADAMS DR.
S 62°00'00" E 300.00'
BILLY G. MAYFIELD
DB 272 - Page 579
TM 024 - Parcel 043.01
SOILS AREA REFERENCE STAKES
LINE BEARING DISTANCE
L1 S 67°33'08" E 41.12'
L2 S 26°28'09" W 26.70'
L3 N 67°32'35" W 24.35'
L4 N 06°46'32" W 30.51'
L4 L1 L3 L2
SOILS STAKE (TYPICAL)
40 FT
50'
OUT BUILDING
60'
HOME
1/2" IPIN SET CAPPED 2230
N 28°14'27" E 205.00'
CONCRETE R/W MONUMENT FND
166 FT
+/- 220 FT
9.298 +/- ACRES
1/2" IPIN SET CAPPED 2230
S 54°26'00" E 93.03'
1/2" IPIN SET CAPPED 2230
S 18°00'00" E 226.00'
UNIMPROVED PRIVATE ROADWAY
LEBANON PIKE
N 28°47'00" W 275.04'
TO MURFREESBORO
1/2" IPIN FND CAPPED 910
1/2" IPIN FND CAPPED 910
S 60°42'45" W 909.53'
LARRY MELTON
RB 1131 - Page 2119
TM 024 - Parcel 056.00
73.59'
CONCRETE R/W MONUMENT FND
LTT LAND SURVEYING, LLC
624 DRY CREEK ROAD
SMITHVILLE, TN 37166
TELEPHONE 615 785-3838
E-MAIL ltusar.pls@comcast.net
Leonard T. Tusar, PLS - TN 2230
SURVEYOR CERTIFICATE:
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A [illegible] LAND SURVEY PER THE STANDARDS OF [illegible] BY THE BOARD OF EXAMINERS FOR [illegible] STATE OF TENNESSEE WITH AN [illegible] CLOSURE 1:>10,000.
LEONARD T. TUSAR, LIC. 2230
DATE
SOURCE OF TITLE:
JERRY CAIN, et ux
RB 1399 - Page 1790
TM 024 - Parcel 045.00
FIFTEENTH CIVIL DISTRICT,
RUTHERFORD CNTY, TN
PROPERTY SURVEY
DRAWN L. TUSAR
DATE 11/2016
JERRY CAIN et ux
2023 CROSSPARK DRIVE
MURFREESBORO, TN 37129
APPROVED
DATE
SCALE
SHEET
PROJECT NO. JERCAIN

2016-036


PRIVATE DR
RM
RL
RM
PARCEL IN QUESTION
Tax Map 24, Parcel 45.00
JOHN PATTERSON RD
LEBANON PIKE
PATTERSON HILL RD
RM
RL
MCADAMS DR
BATES DR
OLD LEBANON RD
RL - Low Density Residential
RM - Medium Density Residential
Property In Question
Hydrants
0 100 200 400 600 800
Feet

2016-036


RC
RL
RM
PARCEL IN QUESTION
Tax Map 24, Parcel 45.00
RM
RL
Property in Question
Hydrants

APPLICATION BZA 2016-037

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE ESTABLISHMENT OF AN ACCESSORY STRUCTURE BEFORE THE PRINCIPAL STRUCTURE FOR A PROPERTY LOCATED IN THE RL, LOW DENSITY RESIDENTIAL ZONING DISTRICT

OWNER AND APPLICANT DATA

Owner/ Applicant Name: Ricky Moore

SITE DATA

Location Address:	Big Springs Road	Site Acreage:	7.5
Tax Map:	155	Parcel Number:	40.00
Zoning District:	RL-Low Density Residential	Commission District:	Joe Frank Jernigan

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1408
- Chapter 11, Section 1101 D.
- Chapter 4, Residential District Regulations

AREA DESCRIPTION

The subject property is a 7.5 acre parcel, is zoned RL, Low Density Residential and contains an existing agricultural structure. Surrounding properties, also zoned RL, are vacant or developed as single-family homes and agricultural uses on large tracts.

DESCRIPTION OF REQUEST

Application 2016-037 requests special exception approval to establish an accessory structure prior to the principal structure. The subject property is located off Big Springs Road and measures 7.5 acres in area. The applicant wishes to construct a 14' x 24' (336 sf) storage building that will be used for storage of various tools and equipment.

GENERAL REQUIREMENTS FOR SPECIAL EXCEPTION

Section 14.08 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

The proposed structure will be utilized as private storage only and not be associated with the operations of a business. With this in mind, the proposed use should have a negligible impact on the traffic conditions and will not affect public health, safety and general welfare.

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

According to the Applicant, the building will be located more than 5' from the rear and side property lines. It is likely that the structure will not be seen from Big Springs Road, as it will be

located behind the existing structure and vegetation.

Construction of the proposed accessory structure will not have a substantial or adverse effect upon adjacent properties if the use of the structure remains in compliance with the provisions of Section 1101 D. 6. D. of the Rutherford County Zoning Ordinance.

3. 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 and if applicable, meets the specific standards below.

As stated above, the proposed structure will be located on the property in a manner compliant with the setback regulations established for the RL, Low Density Residential zoning district.

4. Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

The subject property will be accessed via private driveway located off Big Springs Road. If approved, the proposed building will be required to meet the setback regulations for structures located in the RL, Low Density Residential zoning district and use of the structure must continually comply with the specific standards addressed below. With this in mind, the proposed building should be compatible with the development and use of adjacent properties.

SPECIFIC STANDARDS FOR NON-COMMERCIAL STORAGE FACILITY, WORKSHOP, OR OTHER STRUCTURE FOR THE PRIVATE USE OF THE LANDOWNER

Section 1101 D. 6.

a. The size of the accessory structure must conform to the size limitations of Subsection 1101 D.4.

   The proposed structure measuring 336 square feet in area meets this requirement.

b. The structure must meet all applicable setback, height and lot coverage regulations.

   The Applicant indicates on a site plan and within the application materials that setback, height and lot coverage requirements will be met.

c. Only one (1) structure will be permitted per parcel, excluding approved agricultural structures.

   Only one structure is proposed.

d. The structure must not be used for any of the following activities:
   - Living quarters
   - Commercial activities
   - Storage for businesses that occur off of the property, including home-based businesses

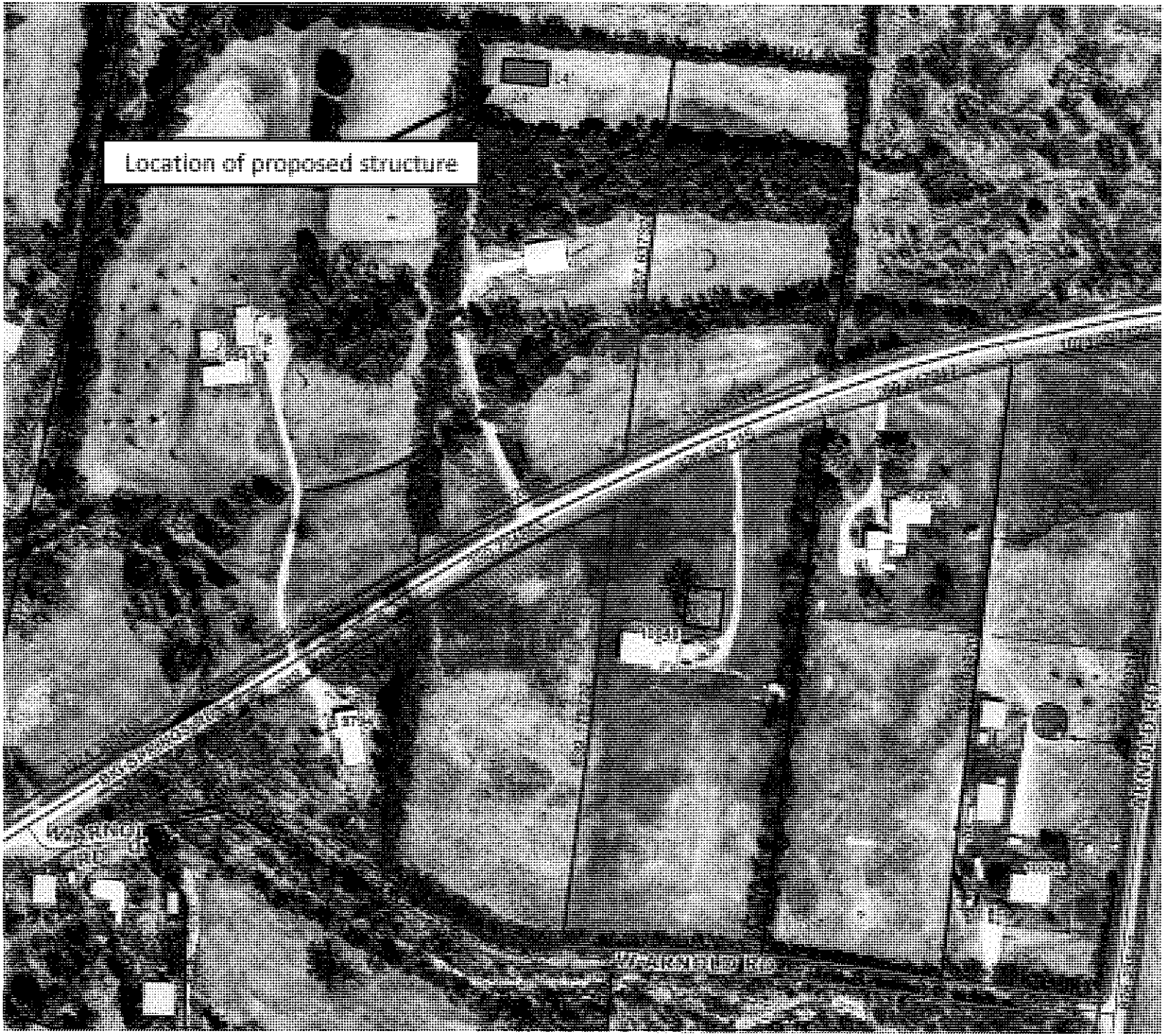
The use of the proposed structure must continually comply with this requirement. According to the Applicant, the building will be used for the storage of personal items.

STAFF FINDINGS

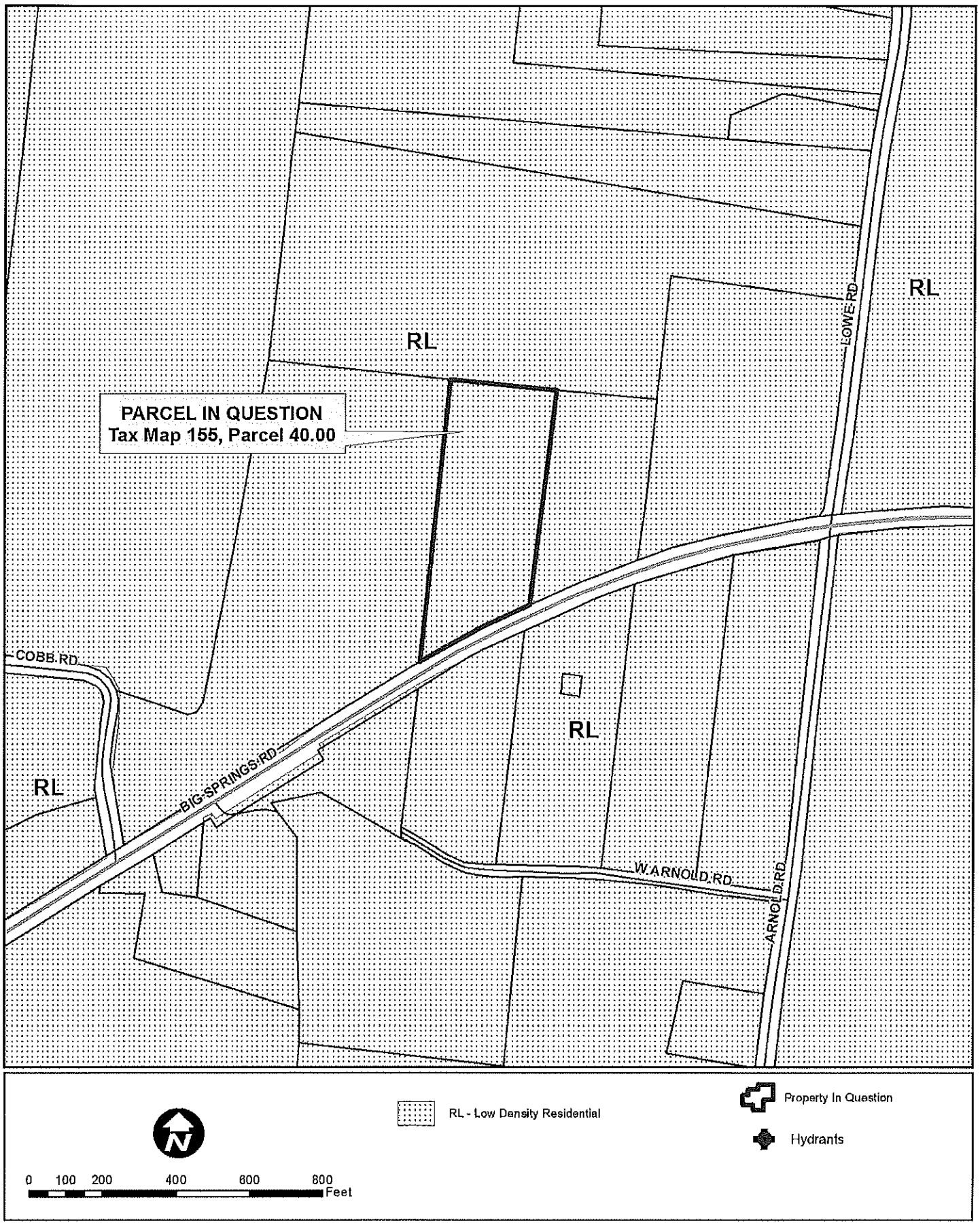
In conclusion, Staff finds that the request in Application 2016-037 meets the "General Requirements For Special Exception" approval and the specific standards for the construction of an accessory structure prior to the establishment of a principal structure with the condition that the use continually comply with the standards for non-commercial storage facility, garage, workshop, or other structure for the private use of the landowner established in Section 1101 D. 6. Staff recommends APPROVAL.

LIST OF ATTACHMENTS

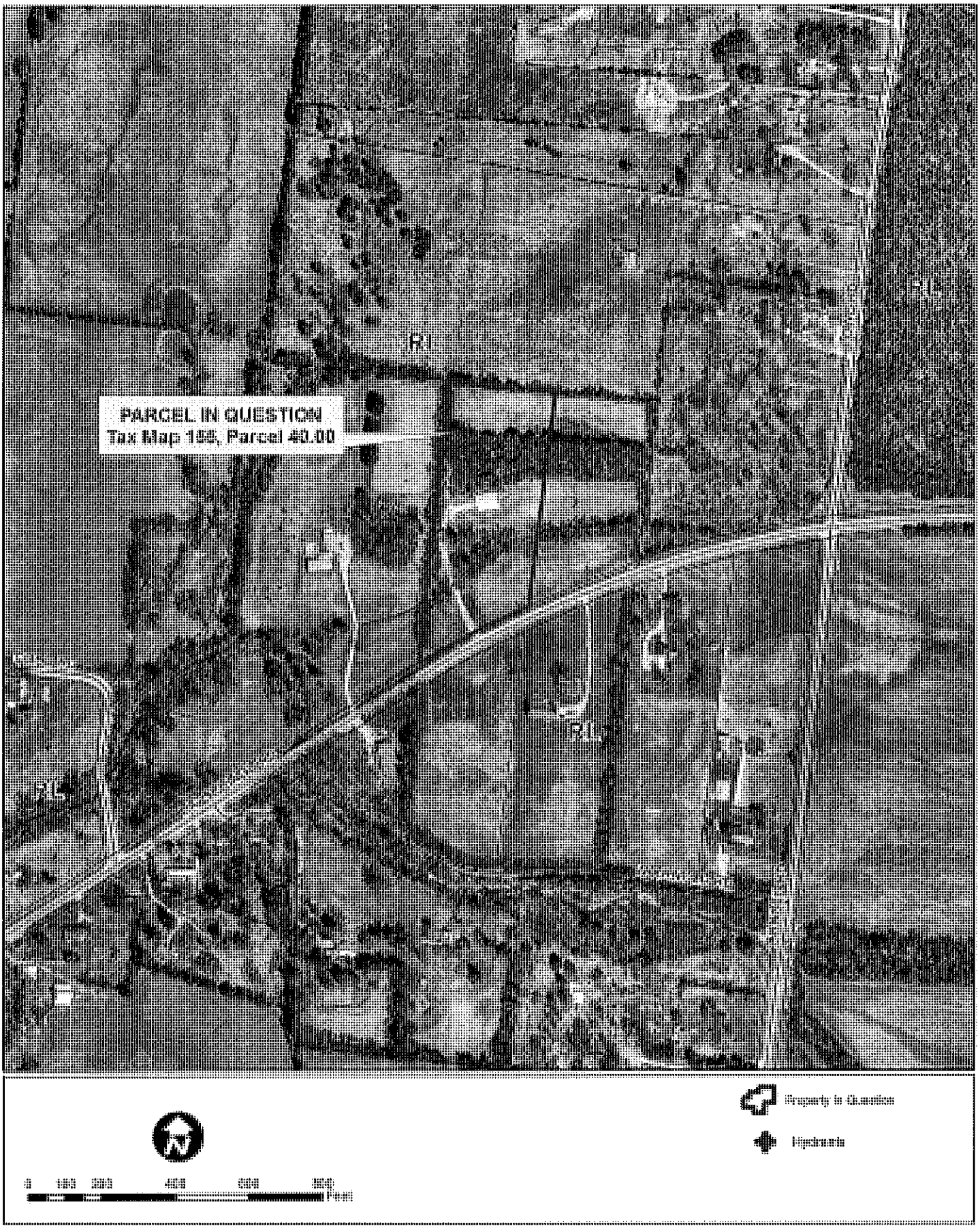
1. Site Plan
2. Zoning Map
3. Aerial Map


Location of proposed structure

2016-037


PARCEL IN QUESTION
Tax Map 155, Parcel 40.00
RL
RL
RL
RL
LOWE RD
COBB RD
BIG SPRINGS RD
W ARNOLD RD
ARNOLD RD
RL - Low Density Residential
Property In Question
Hydrants
N
0 100 200 400 600 800
Feet

2016-037


PARCEL IN QUESTION
Tax Map 156, Parcel 40.00
RL
RL
RL
RL
RL
Property in Question
Hydrants
Feet

APPLICATION BZA 2016-038

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR A MAJOR HOME BASED BUSINESS (FITNESS STUDIO) ON A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

OWNER AND APPLICANT DATA

Owner Name: Kirk and Lacey Garrett
Applicant Name: Barreistas Inc.

SITE DATA

Location Address:	1409 Sweetspire Drive	Site Acreage:	.39
Tax Map:	137L Group: B	Parcel Number:	24.00
Zoning District:	RM- Medium Density Residential	Commission District:	Pettus Read

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1408
- Chapter 11, Section 1101 N. 1.
- Appendix A, Definitions
- Chapter 12, Section(s) 1205 B.1.a. and 1208 D.

AREA DESCRIPTION

The subject property is a .39-acre property located in Rachel's Place Subdivision and in the RM-Medium Density Residential zoning district. The immediate area surrounding the subject property is developed as single- family homes and the RM, Medium Density Residential zoning district.

DESCRIPTION OF REQUEST

Application 2016-038 seeks special exception approval for a major home based business of a fitness studio on a .39-acre property located in the RM zoning district. The use of the residence as a fitness studio is temporary, as the Applicant is currently undergoing the zoning/building process for a permanent location that is not expected to be completed until December. The garage to the existing residence, measuring 480 square feet, will be used to conduct two, hour-long classes per day with the exception of Sunday. Each of the classes will be limited to no more than 5 attendees and will be pre-booked online (no walk-ins). Parking is provided in the driveway, which measures 71' x 24', and according to the Applicant enough to accommodate six cars. In addition to the resident, one nonresident person will work at the proposed home based business.

GENERAL REQUIREMENTS FOR SPECIAL EXCEPTION

Section 1408 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

Since the subject site is a .39-acre property and the proposed business will be located in the home's garage, it is unlikely that the proposed home-based business will negatively affect adjacent properties, the neighborhood, traffic, or other matters affecting public health, safety, and general welfare. Acting to prevent adverse effects associated with the operation of a home-based business is Section 1101 N. 1. of the Rutherford County Ordinance establishes "Requirements for Home-Based Businesses" that all proposed home-based businesses must continually comply. If the proposed major home-based business is approved these requirements shall be incorporated as mandatory conditions in the official Order of Action. They include the following:

a. *Home-based businesses must be conducted within a residentiol dwelling unit which is the bona fide residence of the principal practitioner or within an approved accessory building thereto which is normally associated with a residential use.*
b. *No home-based business shall be permitted that changes the outside appearance or character of the dwelling unit.*
c. *No display of stock-in-trade products shall be visible from the street.*
d. *The equipment used by the home-based business and the operation of the home-based business shall not create any vibrations, heat, glare, dust, odors, noise, or smoke discernable at the property lines.*
e. *Home-based businesses shall not create any electrical, magnetic or other interference off the premises, consume utility quantities that negatively impact the delivery of those utilities to surrounding properties, or use and/or store hazardous materials in excess of quantities permitted in residential structures.*
f. *Delivery vehicles used to deliver goods to the home-based business are limited to passenger vehicles, mail carriers, and express carriers such as, but not limited to, UPS, Fed Ex or DHL.*
g. *None of the regulations listed in this section shall prohibit or restrict approved agricultural uses as defined by this Resolution or Tennessee State Law.*

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

If the proposed major home-based business continually operates in compliance with the general conditions for home based businesses above and the specific conditions for major home-based businesses, adverse effects to other properties in this areas should not occur.

3. 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 and if applicable, meets the specific standards below.

The site itself appears compliant with the provisions of the RM- Medium Density Residential zoning district.

4. Shall be located so as to be compatible with the surrounding area and provide safety to

those using the facility.

Staff finds that the proposed use, with the continued compliance with the regulations established for home-based businesses found in the Rutherford County Zoning Ordinance, should not interfere with the development and use of adjacent property.

SPECIFIC STANDARDS FOR MAJOR HOME-BASED BUSINESS ACTIVITIES

a. Major home-based businesses shall have no more than three (3) nonresident employees on the premises at any one time. The number of nonresident employees working at locations other than the home-based business is not limited.

Only the Applicant and one nonresident will operate the proposed home based business.

b. Major home-based businesses shall be limited to the parking/storage of two (2) business vehicles on the premises. Vehicles shall not be stored in the front yard. For the purposes of this section, front yard shall be defined as the area from the front line of the dwelling unit to the property line. Vehicles with more than three (3) axles shall not be permitted on lots of less than two (2) acres.

No business vehicles are used for the proposed home based business.

c. Major home-based businesses shall not use more than 25 percent of the gross floor area of the principal structure. Businesses in approved accessory structures may be permitted to use more than the 500 square feet allowed for minor home-based businesses if approved by the Board of Zoning Appeals.

The Applicant proposes to operate the home based business from a 480 square feet garage.

d. The Board of Zoning Appeals may require parking beyond what is required for the residential use of the property and may require any additional parking to meet the parking design and maintenance standards found in Chapter 11 of the Zoning Resolution.

An existing driveway, measuring 71' x 24', will be utilized for parking.

e. Major home-based businesses shall not create more than ten (10) customer/client visits in any one day and no more than five (5) customers/clients can be present at any one time.

It is anticipated that the activities associated with the proposed major home-based business will comply with the standard limiting the business to 10 customer/client visits per day.

f. The following activities shall not be approved as major home-based businesses by the Board of Zoning Appeals:

- Automobile/vehicle repair
- Kennels and veterinarian clinics/hospitals
- Medical and dental clinics/hospitals
- Restaurants, clubs, drinking establishments
- Undertaking and funeral parlors
- Adult Entertainment, as defined in Appendix A

The proposed major home-based business does not involve any of the activities listed above.

g. Outdoor storage of any material used in connection with the home-based business, is permitted with Board of Zoning Appeals approval.

There is no outdoor storage proposed in Application 2016-038.

h. Signage for home-based businesses shall be limited to five (5) square feet and shall be attached to the principal or accessory structure where the business is located. Only one (1) sign per residential lot is permitted.

The Applicant indicates that no sign is proposed.

STAFF FINDINGS

In conclusion, Staff finds that the request in Application 2016-038 to allow a music studio in the RM zoning district meets all of the "General Requirements For Special Exception" and the specific standards for major home-based businesses. Staff recommends APPROVAL of 2016-038 with the condition that the use continually complies with the provisions found in Section 1101 N. 1. and Section 1408 D. 2. of the Rutherford County Zoning Ordinance.

LIST OF ATTACHMENTS

1. Site Plan
2. Information from the Applicant
3. Zoning Map
4. Aerial Map

Barreistas Inc.

First, we want to thank you for your time and the opportunity to present our business intentions to your board.

Barreistas Inc. DBA Garage Barre was started just recently by Lacey Garrett and Kirby Dudley and is a semi private fitness studio.

Background and Mission

Both Lacey and Kirby both have backgrounds in fitness; Lacey has been teaching Refit dance cardio classes for 2 years here in Murfreesboro. (Lacey Garrett is Refit Certified and Barre Above Certified Lacey was recently featured in Murfreesboro Magazine for her involvement in fitness and donating her time weekly at her church/ Kirby Dudley is AFAA Certified and Barre Above Certified.) They have been planning to start a studio here in Murfreesboro where people can come and feel welcomed and encouraged rather than intimidated or "not good enough." Their desire is to empower people to feel beautiful both on the outside and the inside and to surround them with a community of others who will encourage them. Mayor McFarland has stated his intentions to create a healthier Murfreesboro through the "Better Boro Project," and they are completely on board with this! Their desire is to create this healthier lifestyle within the population of those who could be too intimidated to step into a gym.

Future Intentions and Details About Facility

The use of the residential space for their business is temporary in nature. The long term intentions are to move to a building that is currently undergoing the zoning and building process and will hopefully be ready for them to move into in December. After many months of planning and looking at various options, we decided the wisest thing to do would be to move into Kirk and Lacey Garrett's garage for the fitness studio and build a cliental base before moving into a larger space with more expenses. The garage totals 480 sq. ft., which is less than 25% of the total home square footage (2639 sq. ft.). They also have no sign that is visible from outside the home. By standing outside the home, you would have no idea anything had been changed and wouldn't even know there was a business located inside. There is no loud music playing that would be heard from neighbors. The facility conforms to Rachel's Place HOA covenants and by laws.

Hours, Participants, and Parking

Garage Barre will be offering two, 1 hour, classes a day except Sunday when they will be closed. Classes are restricted to no more than 5 patrons, meaning no more than 10 clients a day would be at the residence and only 5 at a time. Classes are all pre-booked online through an online registration system through their website. Typical patrons are women between the ages of 24 years old to 50 years old. Patrons have to register online before they can attend class. The majority of all patrons are well known by the owners. The garage door is closed at all times during classes.

Current classes will be held on Monday / Wednesday 6:45 am to 7:45 am, Tuesday/Thursday 9:00 am to 10:00 am and 6:15 pm to 7:15 pm, Friday 6:45 am – 7:45 am and 9:00 am – 10:00 am, Saturday 7:30 – 8:30 am, 9:00 am – 10:00 am, and not open on Sunday. There are 2 business owners of Garage Barre, one being the resident and one being a non resident. Only one owner will be at each class, totaling 6 people. The driveway at the residence is approximately 71 feet long by 24 feet plenty long and wide enough for cars to park in the driveway, so with our 5 clients' cars, plus one instructor's, there will be a total of 6 cars in the driveway during the hour of class time, leaving no cars parked in the street. One of the top priorities in running this business will be respecting and honoring the other residents of our neighborhood.

Safety

Another top priority is maintaining the safety of the visitors to the business. There are multiple exits, which are open and easily accessible. The room also has a smoke detector, fire extinguisher, and first aid kit. No combustible materials are in the area and it is not being used for any storage.

Murfreesboro Web Map

May 4, 2016

PARKS
Schools

Street Centerline
INTERSTATE
US/STATE HWY
MAJOR RD
Addresses
Parcels

Red: Band_1
Green: Band_2
Blue: Band_3

1:1,200

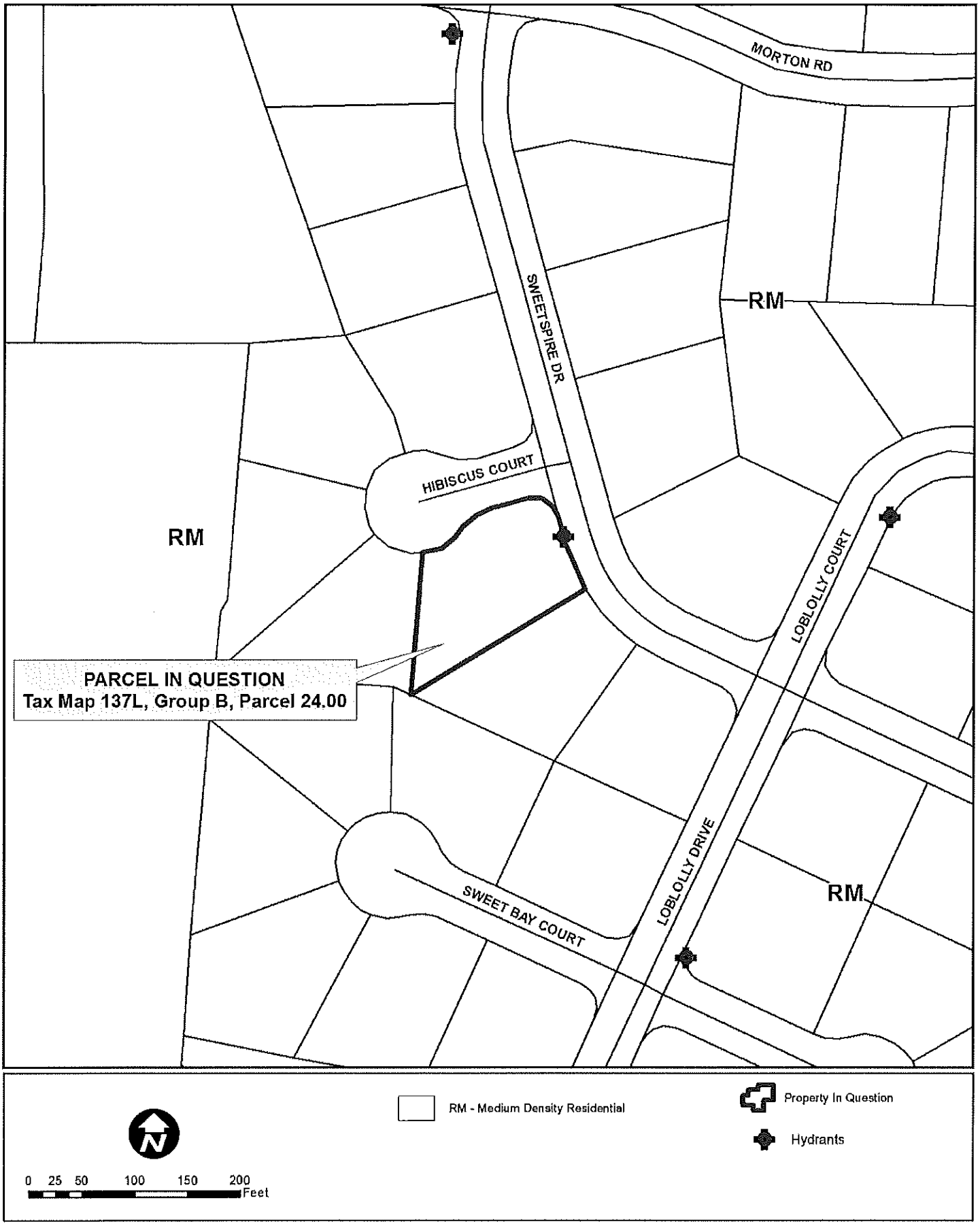
0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

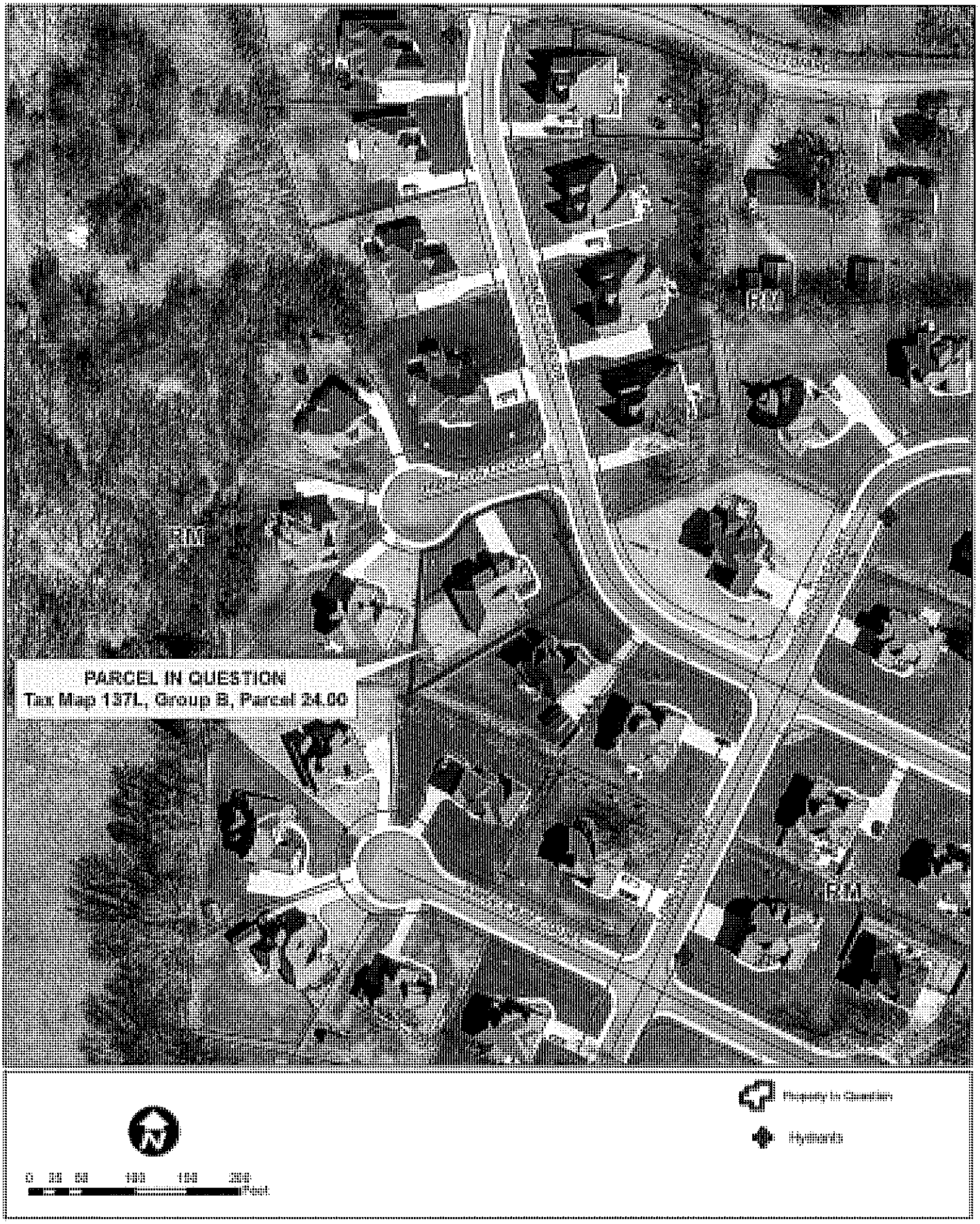
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

City of Murfreesboro IT Dept

2016-038


MORTON RD
SWEETSPIRE DR
RM
HIBISCUS COURT
RM
LOBLOLLY COURT
PARCEL IN QUESTION
Tax Map 137L, Group B, Parcel 24.00
LOBLOLLY DRIVE
SWEET BAY COURT
RM
RM - Medium Density Residential
Property In Question
Hydrants
N
0 25 50 100 150 200
Feet

2016-038


PARCEL IN QUESTION
Tax Map 137L, Group B, Parcel 24.00
R/M
R/M
R/M
Property in Question
Hydrants
0 50 100 150 200 250
Feet

APPLICATION BZA 2016-039

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE ESTABLISHMENT OF A MINI-STORAGE BUSINESS UPON A PROPERTY LOCATED IN THE CS, COMMERCIAL SERVICES ZONING DISTRICT.

OWNER AND APPLICANT DATA

Owner/ Applicant Name: Will Jordan

SITE DATA

Location Address:	Lebanon Pike	Site Acreage:	10
Tax Map:	47	Parcel Number:	71.00
Zoning District:	CS- Commercial Services	Commission District:	Charlie Baum

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 6, Commercial District Regulations
- Chapter 11, Section 1103 Use Specific Standards
- Chapter 14, Section 1408

AREA DESCRIPTION

The subject property is zoned CS, Commercial Services and is surrounded by RM, Medium Density Residential zoned properties on all sides. There is existing commercial zoning in the city of Murfreesboro at the intersection of Cherry Lane and Lebanon Pike.

DESCRIPTION OF REQUEST

The subject property is located along Lebanon Pike. In April 2016, the Board of County Commissioners approved a request for an amendment rezoning the subject property from RM, Medium Density Residential to the CS, Commercial Services zoning district. The Applicants intentions to develop the subject property as mini-warehouses were considered as part of the zoning amendment request. According to Appendix B, Land Use Activity Table, of the Rutherford County Zoning Ordinance, mini-warehouses are permitted by special exception in the CS zoning district. The Applicant is proposing to build sixteen (16) buildings and barricade storage along the perimeter of the site. The Applicant indicates that the style of the proposed self-storage facility will be similar to a "fortress" with "all vehicular circulation being inside the walls of the facility."

GENERAL REQUIREMENTS FOR SPECIAL EXCEPTION

Section 14.08 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

   The Applicant states, "The fortress style design provides a secure perimeter which prevents the ability of individuals to access the facility without going through the access controlled main gate."

   The development of the site as a mini-warehouse facility will undergo site plan review for a determination of compliance with the Rutherford County development regulations that were

established to protect the public health, safety and welfare of those property owners surrounding the site as well as those using the facility.

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

   The Applicant states that the "fortress style design provides a masonry wall between the storage user and adjacent neighbors. Mini Storage is a low intensity use having little impact on traffic and no impact on schools."

   Though no commercial uses are developed adjacent to the subject property, this site was considered appropriate for the development of the commercial uses with the approval of the CS zoning amendment request by the BOCC in April 2016. A mini-storage facility might be considered to have less negative impact (traffic, noise, etc.) than other uses permitted by right and not requiring special exception approval in the CS district. In addition, the general area for which the site is located, i.e. next to an arterial roadway and near the landfill, has already experienced the impacts of an area in transition.

3. 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 and if applicable, meets the specific standards below.

   The development of the site as a mini-warehouse facility will undergo site plan review and demonstration of compliance with County standards (i.e. lot coverage, setbacks, etc.) will be verified during this time. Specific standards are addressed below.

4. Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

   Staff finds the proposed use compatible with existing development patterns in the surrounding area.

SPECIFIC STANDARDS FOR MINI WAREHOUSES

Section 1103 of the Rutherford County Zoning Ordinance outlines specific standards for mini warehouses. They are:

a) There shall be provided along the entire site boundaries fencing, screening, and landscaping in accordance with Section 1104. When the outdoor storage of boats, campers and trailers is to be accommodated on the site, the fencing and screening heights shall be increased to completely screen from public view the boats, campers and trailers.

   The concept plan submitted by the Applicant does not indicate how screening and landscaping will be addressed though the Applicant indicated that development of the site will comply with established standards. Compliance with this criterion can be verified during the site plan review process.

b) The use of buildings in which the exterior facade is of one hundred (100) percent metal construction shall be prohibited with the buildings which face a street having a minimum of fifty (50) percent brick or stone;

Though the Applicant does not specify how this standard will be addressed, this item can be demonstrated during the site plan review process.

c) No individual storage unit may be used for sleeping or housekeeping, any business operation or for music and band operations.

The proposed use, if approved, must continually comply with this standard.

d) All buildings shall be separated by a minimum of twenty (20) feet;

This item can be demonstrated during the site plan review process.

e) The setback for such activities (i.e. buildings and outdoor storage) shall be a minimum of sixty-five (65) feet, provided that if there is access on only one side of the building, the setbacks of the district can apply. The buildings may be used as part of the required buffer if the design and appearance is approved by the Board of Zoning Appeal or Planning Commission, as applicable, consistent with Section 1104 of this Ordinance:

Based upon a review of the conceptual plan, this criterion appears to be met; however, a plan demonstrating compliance with this standard will be required during site plan review.

f) An apartment on site may be permitted for security purposes;

It does not appear that an onsite apartment is planned at this time.

g) The maximum size of an individual storage unit shall be five hundred (500) square feet;
Though the Applicant does not specify the size of individual storage units, this item can be demonstrated during the site plan review process.

h) The facilities shall be designed to discourage the use by and generation of heavy or semi-truck vehicles.
Though the Applicant does not specify how this standard will be addressed, this item can be demonstrated during the site plan review process.

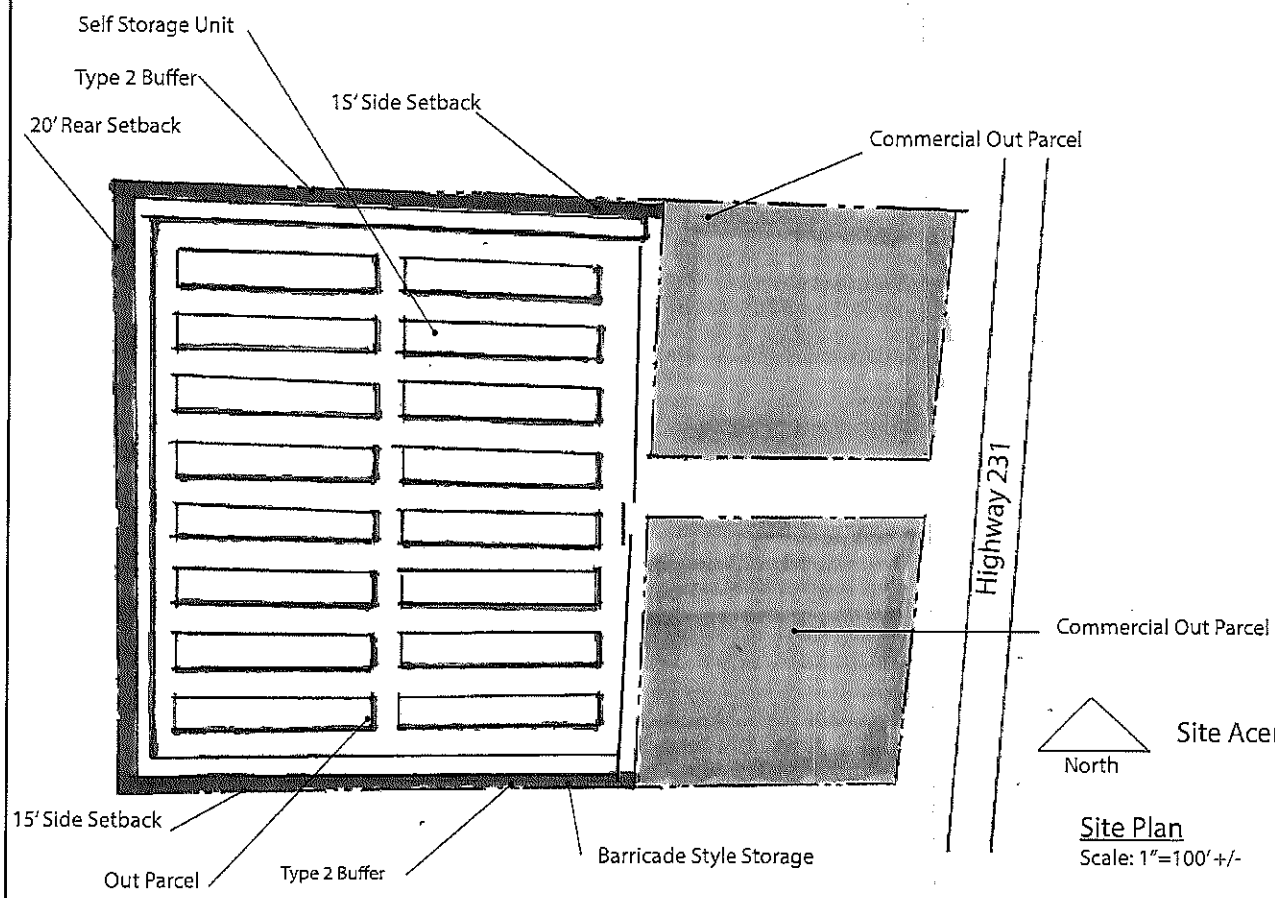
STAFF FINDINGS

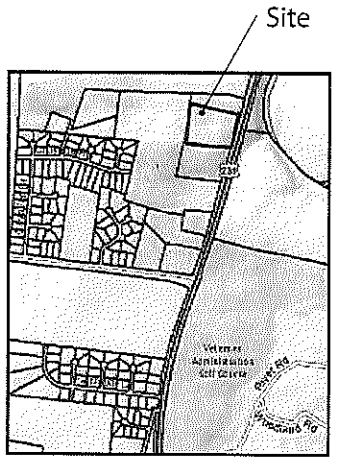
In conclusion, Staff finds that the request in Application 2016-014 for special exception approval for the establishment of a mini-warehouse facility meets the "General Requirements For Special Exception". Staff recommends APPROVAL.

LIST OF ATTACHMENTS

1. Conceptual Plan
2. Zoning Map
3. Aerial Map

Self Storage Concept Plan





Location Map

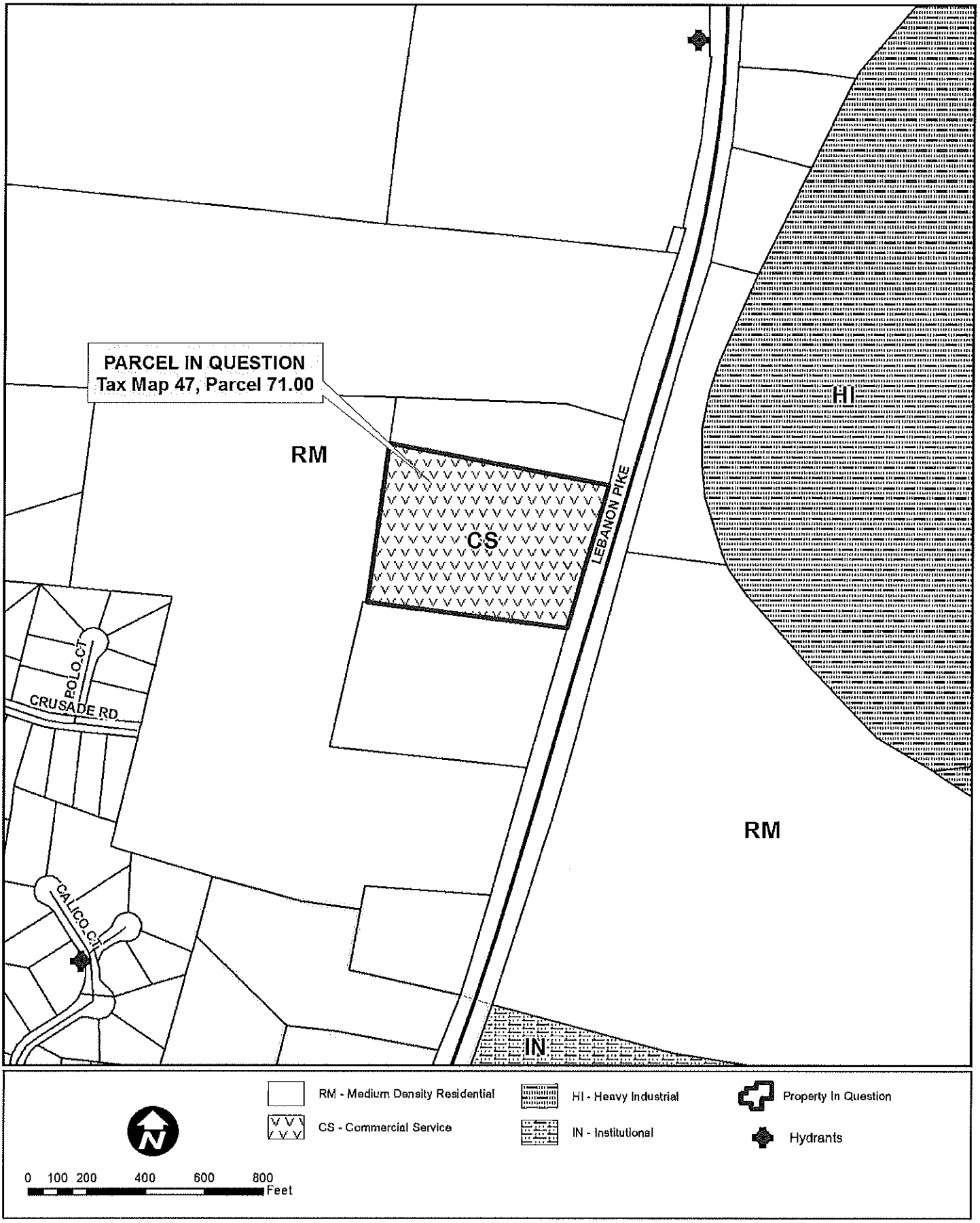
North

Site Acerage: 10 +/- Ac.

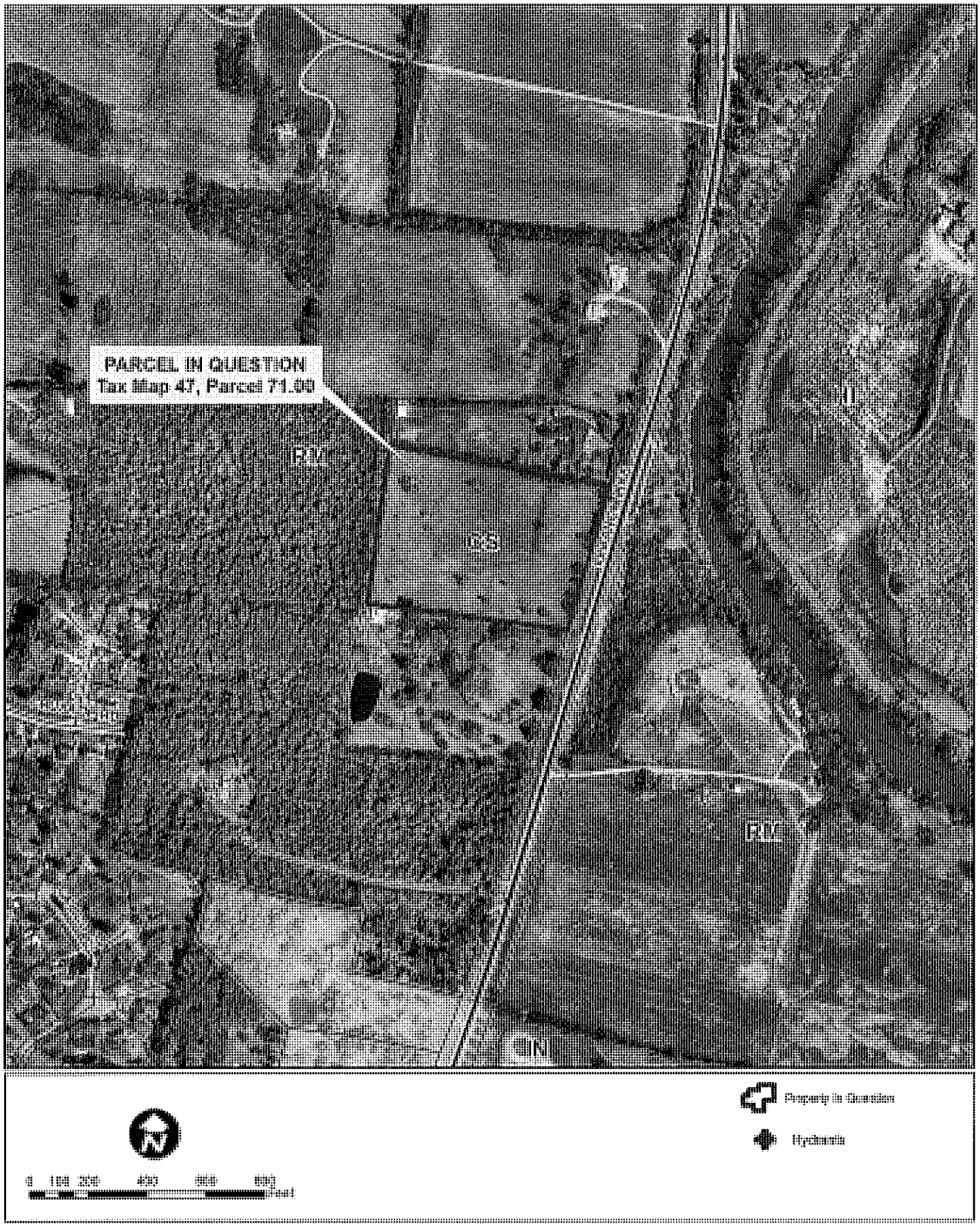
Site Plan
Scale: 1"=100'+/-

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

2016-039


PARCEL IN QUESTION
Tax Map 47, Parcel 71.00
RM
CS
HI
RM
IN
LEBANON PIKE
POLO CT
CRUSADE RD
CALICO CT
RM - Medium Density Residential
CS - Commercial Service
HI - Heavy Industrial
IN - Institutional
Property In Question
Hydrants
N
0 100 200 400 600 800
Feet

2016-039


PARCEL IN QUESTION
Tax Map 47, Parcel 71.00
RV
GS
I
RV
CN
Property in Question
Hydrants

APPLICATION BZA 2016-033

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR A RETREAT (EVENT VENUE) ON A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

OWNER AND APPLICANT DATA

Owner Name:	James & Mildred Jones
Applicant Name:	Mildred Jones

SITE DATA

Location Address:	5437 Bradyville Pike	Site Acreage:	200
Tax Map:	127	Parcel Number:	9.00
Zoning District:	RM- Medium Density Residential	Commission District:	Joe Frank Jernigan

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1404,
- Chapter 14, Section 1408 E. 6. b.
- Chapter 4, Section 402 C.

AREA DESCRIPTION

The subject property is located off Bradyville Pile near the intersections of Bradyville Pike, Wilson Overall and Mount Herman Roads. The subject property measures 200 acres in area and is zoned RM-Medium Density Residential. Surrounding properties include single-family homes, a religious institution and agricultural land.

DESCRIPTION OF REQUEST

Application 2016-033 requests special exception approval that would permit the Applicant to establish a retreat that will provide a location for weddings and "other local events". The site will host special events, upon the property located at 5437 Bradyville Pike. The events will mostly occur on weekends, 9 AM – 10 PM. Activities will take place on the property within a structure that will be constructed upon the property. The proposed structure will be modeled to appear as a barn, measure approximately 70' x 45' and include a banquet/ceremony area, restrooms, and a dressing suite. A 20' wide attached, outdoor pavilion will provide a covered event areas as well as a prep area for caterers. Overall dimensions for the proposed building will measure 70' x 65'. A gravel parking area will be accessed via a proposed driveway from Bradyville Pike.

GENERAL REQUIREMENTS FOR SPECIAL EXCEPTION

Section 14.08 C. of the Rutherford County Zoning Ordinance list the "General Requirements" that should be considered when special exceptions are requested. They are:

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

   The site is a 200-acre property that is developed as a single family home and various detached

accessory structures. According to application materials, the proposed use will take place within the proposed barn structure. Access to the property will be provided via a driveway on Bradyville Pike, a two-lane State road. All structures used for assembly purposes, would require inspection to determine whether they meet standards established for places of assembly.

According to Section 1404 B of the Rutherford County Zoning Ordinance, "No building or other structure shall be erected, moved, added to or structurally altered without a building permit issued by the Director of Building Codes." This Section further states that "no permit pertaining to the use of land or building shall be issued by any office, department, or employee of the county unless the application for such permit has been examined by the Director of Building Codes indicating that the proposed building or structure complies with the all of the provisions of this ordinance and the adopted building code. Any building permit or certificate of occupancy issued in conflict with the provisions of this ordinance shall be null and void." With this in mind, the use of the any structures for the proposed use cannot be established until the Applicant obtains site plan approval as established in Section 1404 C. of the Rutherford County Zoning Ordinance and receives the appropriate permits/inspection approvals from the Building Department.

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

The Applicant indicates that the site is located in a rural area and the majority of nearby property owners are neighbors. In addition, the Applicant states "events will primarily be on weekends and will conclude at a reasonable time."

Staff does not expect the proposed use to have a substantial and undue adverse impact to this area.

3. 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 and if applicable, meets the specific standards below.

The specific standards are discussed below. Prior to establishment of the use, site plan approval must be obtained by the Applicant. Staff recommends that if approved, the Applicant shall be responsible for obtaining all permits required for the activities/attractions mentioned in Application 2016-033 that the Rutherford County Planning Department is not the regulating authority. This may include but is not limited to governmental agencies such as the Beer Board and the State Health Department.

4. Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

The Applicant states the property is "the venue will be beautifully designed and landscaped and will complement the area." According to the Applicant, the venue will be placed a significant distance off Bradyville Pike in order to provide a safe facility that is less disruptive to the surrounding properties.

Prior to establishment of the proposed use, the Applicant will need to obtain site plan approval from the Planning Commission and all other required permits (i.e. building, environmental) to ensure the safety of those using the facility.

SPECIFIC STANDARDS FOR SPECIFIC USES

i. Retreats

(1) An application for a retreat shall include a concept plan and a complete description of all activities proposed to occur on the property that shall include, at a minimum, the following information:

- The size of the proposed facility including a floor plan showing the assembly area and other areas;
  Application 2016-033 indicates that proposed facility is a two-story pavilion measuring 60' x 43'.

- The expected number of events per year;
  Application 2016-033 states that the expected number of events per year is no more than 30.

- The maximum number of attendees per event;
  Application 2016-033 states the maximum number of attendees per event is 150.

- The number of employees;
  Application 2016-033 states the number of employees is two (2), "anyone else working events will be vendors brought in by the host".

- The hours of operation;
  The proposed hours of operation is 9 AM to 10 PM.

- Provision of overnight accommodations, duration, etc.;
  Application 2016-033 proposes no overnight accommodations.

- Provision of restroom facilities;
  Restroom facilities will be provided for in the main event area and exact details (# of stalls) will be determined at a later time.

- Proposed lighting;
  The Applicant indicates, "We plan to have outdoor lighting that will light the venue and the parking area, the lighting will point towards the venue and will not be a nuisance to neighboring properties."

- Sound amplification to be used;
  Application 2016-033 indicates that no sound amplification is proposed, as it will be provided by the renter.

- Temporary structures or tents to be used in association with planned events;
  Application 2016-033 indicates that at this time they do not plan to have tents and/or temporary structures.

- Proposed signage;
  If approved, a sign is proposed at the entry road alang Bradyville Pike. It will be designed to meet County regulations.

- Security to be provided;
  Application 2016-033 proposes no security. The Applicant states that security would be contracted as needed.

- Location of trash receptacles;
  The Applicant proposes to "have trash receptacles away from the barn and banquet area and will be concealed in a manner that is both aesthetically appealing and will not be a nuisance. "

- Traffic management and parking plans;
  Parking areas are designated on the concept plan submitted.

- Other documentation as required.
  No additional documentation was requested.

(2) In addition to the General Standards listed in Section 1408 C., Retreats also must meet the following standards:

- Minimum acreage – 10 acres. Applications for properties less than 10 acres in size will need to seek a rezoning to Planned Unit Development using the process described in Chapter 9 of this Ordinance and the standards in this subsection.
  The site, measuring 200 acres in area, meets this criterion.

- The maximum number of events during any calendar year is 30. Applications for more than 30 events will need to seek a rezoning to Planned Unit Development using the process described in Chapter 9 of this Ordinance and the standards in this subsection. For the purposes of this section, an event is defined as a celebration, ceremony, wedding, reception, corporate function or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis, involving the gathering of individuals assembled for the common purpose of said celebration, wedding, etc. This definition does not include uses that are accessory to a single-family residential use, such as private parties, gatherings and similar activities.
  Application 2016-033 proposes to hold a maximum of thirty (30) events per year.

- Parcels must have an unobstructed frontage along a public road consistent with the requirements of the Zoning Ordinance. Access drives on private easements will not be permitted.
  According to the information supplied by the Applicant, this criterion is met.

- Site plan approval is required consistent with Section 1404 C. of this Ordinance.
  This requirement will be fulfilled upon approval of the special exception.

- The maximum floor area for all areas used in connection with the Retreat shall be no greater than 2.5 percent of the total lot area.
  This criterion can be demonstrated by the Applicant during the site plan review process. However, upon initial review and in consideration of the lot area, this requirement appears to be met.

- Accessory uses can include, but are not limited to; banquet facilities and recreational amenities not intended to be open to the general public.
  Approval of Application 2016-033 should be conditioned upon the Applicant continually complying with this requirement.

- Overnight accommodations shall be accessory to the primary use of the property proposed as a Retreat and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be seven (7) consecutive days per singular event.
  Approval of Application 2016-033 should be conditioned upon the Applicant continually complying with this requirement.

- Uses approved in this Section shall abide by the Parking Requirements found in Section 1102 of this Ordinance. Parking areas are not required to be of a hard surfaced, dustless material but must be approved by Planning and Engineering Staff. If an agreement cannot be reached with Staff, the Board of Zoning Appeals shall have the authority to determine the surface material to be used. Handicapped parking is required to be of a hard, dustless material and must meet ADA standards.
  The criterion can be demonstrated by the Applicant during the site plan review process.

- Events shall conform to the performance standards in Section 1106 of this Ordinance. Sound amplification and any outdoor lighting shall cease no later than 10:00 PM.
  Approval of Application 2016-033 should be conditioned upon the Applicant continually complying with this requirement.

- Signage shall comply with Chapter 12 of this Ordinance.
  The installation of signage will require a permit at which time compliance with Chapter 12 of the Rutherford County Zoning Ordinance will be verified.

- Any structures to be used in connection with the Retreat shall comply with the adopted building and fire codes for Rutherford County and shall be inspected prior to occupancy by the Building and Codes and Fire and Rescue Departments for Rutherford County. Existing buildings may require variances from the Board of Zoning Appeals if they are located within required setbacks.
  This criterion can be demonstrated by the Applicant during the site plan review process.

- All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met. These include, but are not limited to, building codes, fire codes, health department regulations, groundwater protection, etc.
  This criterion can be demonstrated by the Applicant during the site plan review process.

- If the retreat is proposed on property with an existing structure or residence, an additional address may have to be assigned for the retreat for E-911 purposes.
  The criterion can be demonstrated by the Applicant during the site plan review process.

- Setbacks for buildings activities used in association with a retreat shall abide by the following setbacks:
  - If providing a Type 1 buffer (or equivalent using existing plantings) –100 feet
  - If providing a Type 2 buffer (or equivalent using existing plantings) – 75 feet
  - If providing a Type 3 buffer (or equivalent using existing plantings) – 50 feet

  This criterion can be demonstrated by the Applicant during the site plan review process.

- Existing plantings must be shown on a site plan. Credits for existing plantings shall be determined using Section 1104 of the Zoning Ordinance. Parking areas are allowed to be within required setbacks but not within required buffer yards.

This criterion can be demonstrated by the Applicant during the site plan review process.

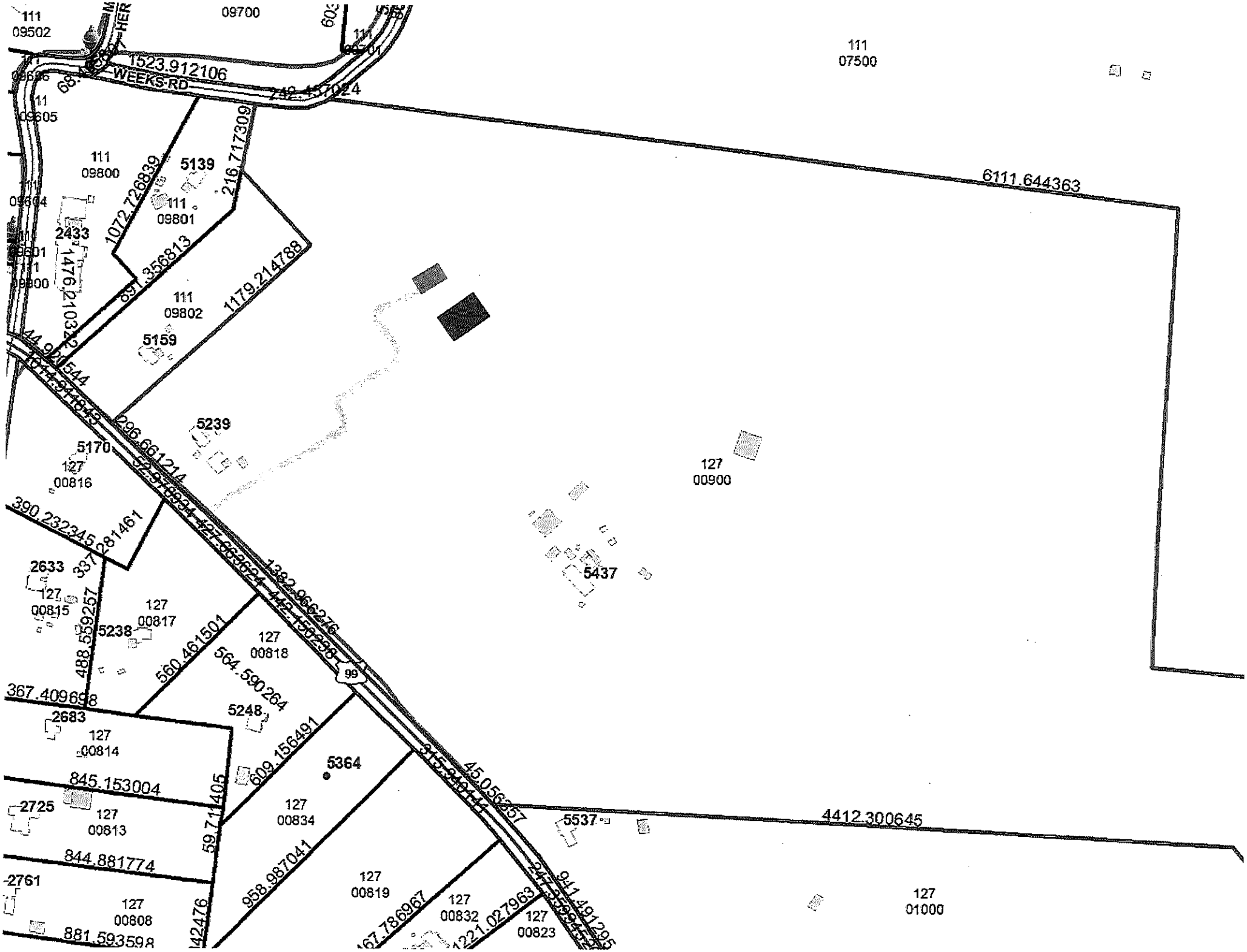
- Contact information for the owner/manager shall be provided to the contact person for each event and posted on the premises.
  This information was not provided. Approval of Application 2016-033 should be conditioned upon the Applicant fulfilling this requirement.

STAFF FINDINGS

In conclusion, Application 2016-033 appears to meet most of the "General Requirements for Special Exception" if the Applicant obtains all permits/approvals discussed above that are required for the proposed use. Approval of 2016-033 shall be conditioned upon the continued compliance with the specific standards established for retreats.

LIST OF ATTACHMENTS

1. Site Plan
2. Information from the Applicant
3. Zoning Map
4. Aerial Map



111
09502
09700
111
07500
1523.912106
WEEKS RD
242.457024
111
09605
111
09800
5139
216.717309
1072.726839
111
09801
6111.644363
2433
1476.210322
891.356813
111
09802
1179.214788
5159
5239
5170
127
00816
296.661214
127
00900
390.232345
337.281461
2633
127
00815
127
00817
5238
488.559257
127
00818
560.461501
564.590264
5437
99
367.409698
2683
127
00814
5248
609.156491
5364
845.153004
2725
127
00813
127
00834
5537
4412.300645
844.881774
2761
127
00808
958.987041
127
00819
127
00832
127
00823
127
01000
881.593598

Concept Plan

The proposed venue will be the perfect location for weddings and other local events. The venue will be custom built by a licensed contractor who specializes in building barns and will be the ideal event space complete with upscale facilities to appeal to all types of guests. The venue will be a custom built event barn with a beautiful banquet hall and versatile in use with a setting that can be decorated for upscale events or more casual celebrations. Rustic charm with modern amenities will make the venue the ideal location. Thorough grounds keeping and sophisticated landscaping will enhance the all ready beautiful scenery of the property.

Design and Amenities

* 3150 Square feet climate controlled custom built barn
* Accommodates up to 150 guest
* Both indoor and outdoor ceremony sites
* Beautiful wood exterior
* Vaulted ceilings
* Large rustic wood beams and stone accents
* Stained floors
* Men's and women's restrooms
* Prep area for caterers
* Dressing suite for women
* Elegant yet sufficient event lighting inside the barn as well as outdoor lighting for guest to safely navigate around the facility in evening hours.
* Gravel parking lot

The venue will host no more than 30 events a year.

There will be 2 employees, anyone else working events will be vendors brought in by the host.

There will be not be set hours for venue, viewing will be by appointment only. Events will be on the weekend giving access to the venue starting at 9 am and the events concluding no later than 10pm.

There will be no overnight accommodations offered by the venue.

As indicated on the floor plan proposed there will be a men's and women's restroom. At this time we do not know the number of stalls included. We will abide by the regulations and what is required by building codes.

We plan to have outdoor lighting that will light the venue and the parking area, the lighting will point towards the venue and will not be a nuisance to neighboring properties.

Any sound amplification used will be brought in by vendors and will comply with the regulations and conclude by 10 pm.

At this time we do not plan to have any temporary structures or tents used in association with events.

If approved we would like to have small but elegant signage at the entrance to venue. We will meet the regulations and requirements expected

At this time we do not anticipate needing security on the premises, if an event arises that security is needed it will be contracted with the clients and hired as needed

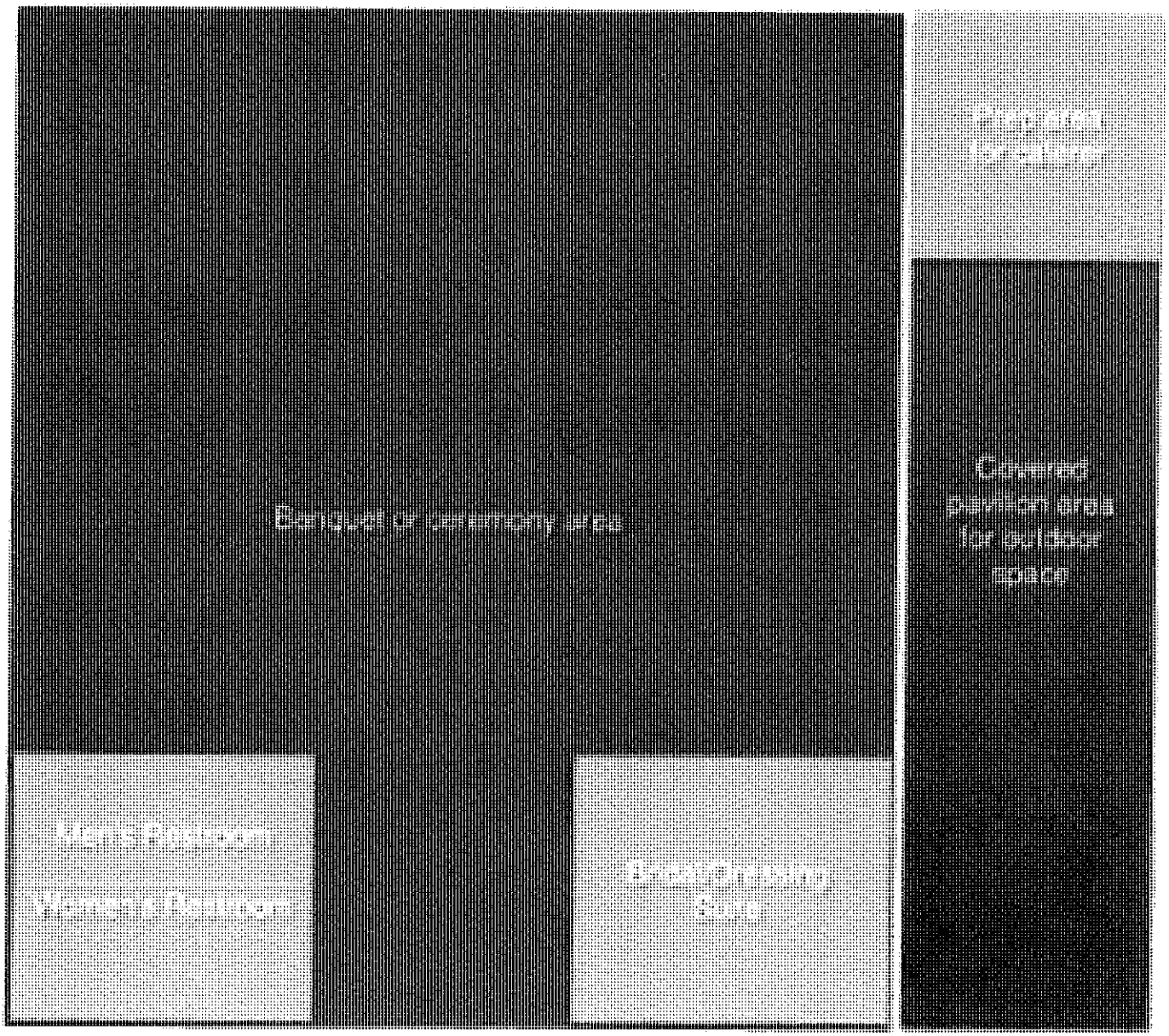
We plan to have the trash receptacles away from the barn and banquet area and will be concealed in a manner that is both aesthetically appealing and will not be a nuisance.

At the time no existing structures are planned to be used injunction with the venue.

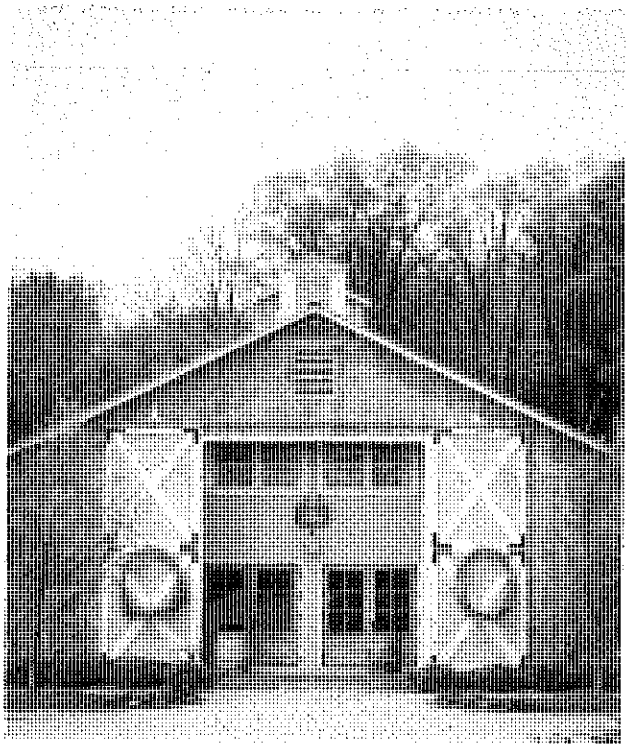
Both the owner Mildred Jones and manager Megan Shaver reside on the property and will be available and on site during events. Their contact information will be available and posted on the premises of the venue

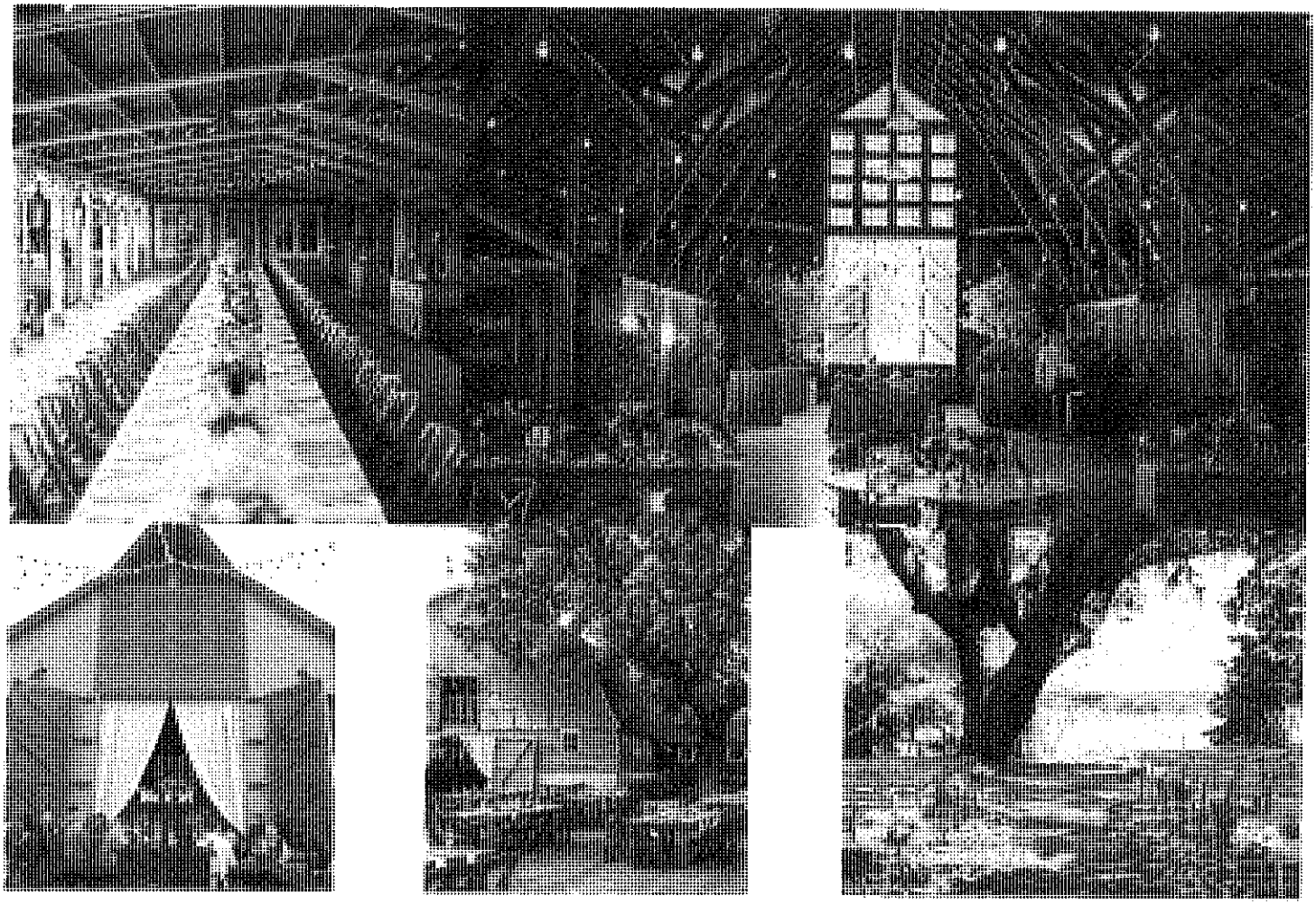
Access to venue will be off of a paved public road and the venue will have its own driveway and entrance

70ft long by 45 ft wide for main building with a 20 ft wide pavilion off the side. Total of 65 ft wide

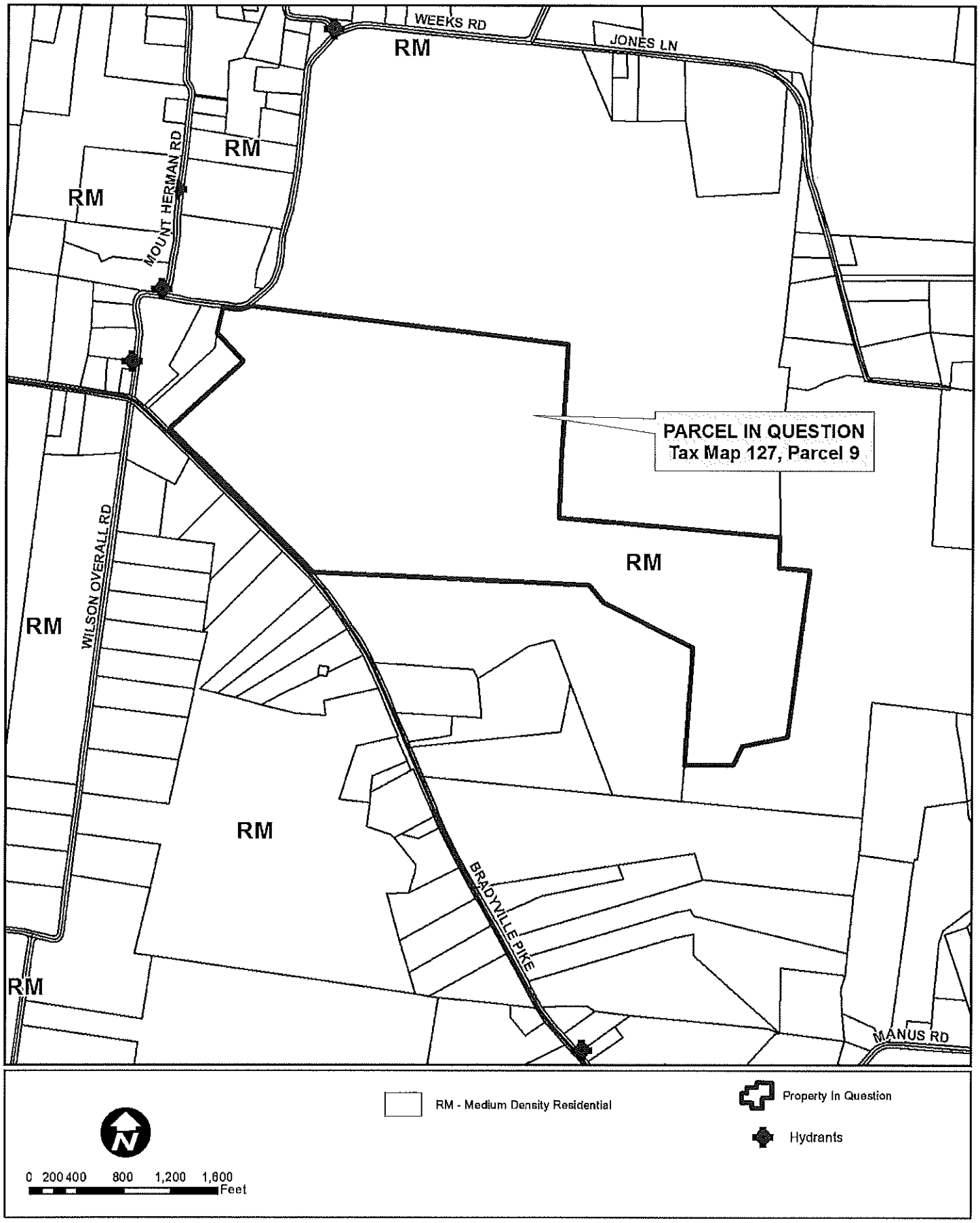


Venue Inspiration Board





2016-033


WEEKS RD
JONES LN
RM
RM
RM
MOUNT HERMAN RD
PARCEL IN QUESTION
Tax Map 127, Parcel 9
RM
WILSON OVERALL RD
RM
RM
BRADYVILLE PIKE
RM
MANUS RD
RM - Medium Density Residential
Property In Question
Hydrants
N
0 200 400 800 1,200 1,600
Feet

2016-033

PARCEL IN QUESTION
Tax Map 127, Parcel 8
RM
Property in Question
Hydrants