

RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting July 13, 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 June 8, 2016 Meeting Minutes
- V. New Business
 - A. **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.
 - B. **Steve and Kim Wright - BZA 2016-040**
Location: 106 Juliet, Map No.:103C, Group: D, Parcel: 15, Request for special exception approval for an accessory dwelling unit that does not meet the design standards for ADUs involving a property located in the RM, Medium Density Residential zoning district.
 - C. **Michael Weidenhamer - BZA 2016-041**
Location: Burnt Knob Road, Map No.:77, Parcel: 39.02, Request for special exception approval to allow the establishment of a non-commercial storage facility to be used for personal storage upon a property located in the RM, Medium Density Residential zoning district.
 - D. **Ray Barrett - BZA 2016-042**
Location: 1592 Jefferson Pike, Map No.:45P, Group: A, Parcel: 15, Request for special exception approval for the establishment of a major home based business involving auto repair, in association with an off site commercial business, upon a property located in the RM, Medium Density Residential zoning district.
 - E. **Jason Makuch - BZA 2016-043**
Location: 2387 North Road, Map No.:138, Parcel: 22.13, Request for special exception approval for the establishment of a major home based business involving powder coating objects upon a property located in the RM, Medium Density Residential zoning district.
 - F. **Daniel and Sherry Lynn - BZA 2016-044**
Location: 3597 Betty Ford Road, Map No.:59, Parcel: 23.01, Request for special exception approval for a retreat (event venue) with variance relief to the setbacks for buildings used in association with a retreat on a property located in the RM, Medium Density Residential zoning district
 - G. **Aaron Duggin - BZA 2016-045**
Location: Miller Road, Map No.:156, Parcel: 46, Request for special exception approval for the establishment of a mini-storage business upon a property located in the EAC, Employment Activity Center zoning district.
- VI. Board Business
- VII. Adjournment



**Minutes of the
Rutherford County Board of Zoning Appeals
Wednesday, June 8, 2016**

Board Members Present:

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

Staff Members Present:

Doug Demosi, Planning Director	Blake Garner, County Attorney
Danielle Glouner, Assistant Director	Joanne Criswell
Shauntae Sherril, Administrative Support	

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

The Minutes of the May 11, 2016 meeting were presented. Vice-Chairman Sartain asked for any corrections or additions. There being none, Vice-Chairman Sartain called for a motion to accept the Minutes.

Gary Farley moved, seconded by Joe Meshotto, to approve the Minutes as presented by Staff.

Motion Carried (Unanimous Voice)

The Minutes of the May 11, 2016 meeting were Approved.

BZA 2016-034 Tavarus King – 331 Wade Road

Applicant requested a special exception approval for the placement of a single wide residence on a tract less than five (5) acres located in RL, Low Density Residential zone. Danielle Glouner presented staff findings. There were no phone calls or complaints opposing the request. The site meets the general requirements for special exception approval and the specific standards for mobile homes.

Mr. Tavarus King spoke regarding the request. **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 2016-035 Veterans Parkway Church of Christ – 488 Veterans Parkway

Applicant requested a special exception approval for a Medium Community Assembly use (Religious Facility) located in RM, Medium Density Residential zone. Danielle Glouner presented staff findings. There were no phone calls in opposition of the request. If approved the site improvements for this project will be required to undergo site plan review. The site meets the general requirements for special exception approval and the specific standards for Community Assemblies. Mr. Manly Thweatt spoke on behalf of 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 Michael Wrather, to Approve the request as presented by Staff.
Motion Carried (5 - For, 0 - Against)
Request was Approved**

BZA 2016-036 Jerry Cain – Patterson Hill Road

The Applicant requested special exception approval for the establishment of an accessory structure before the principal structure of a property located in the RL, Low Density Residential Zone.

Danielle Glouner presented staff findings. The site 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 land owner. There were no phone calls or complaints opposing the request. However, there were several informational calls. Staff recommends approval. Mr. Jerry Cain spoke regarding request. Mr. Sartain asked the Applicant how this accessory structure will be used. The Applicant stated that it will be used for storage of vehicles, equipment and building supplies. Mr. Cain plans to start building his residence next year. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**

Veronica Buchanan moved, seconded by Gary Farley, to approve the request as presented by Staff.

Motion Carried (5 - For, 0 - Against)

Request was Approved

BZA 2016-037 Ricky Moore – Big Springs Road

The Applicant requested special exception approval for the establishment of an accessory structure before the principal structure for a property located in the RL, Low Density Residential zone.

Danielle Glouner presented staff findings. The site 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 land owner. There were no phone calls or complaints opposing the request. Staff recommends approval. Applicant spoke regarding request. **The public hearing was opened.** No one spoke for or against the request and **the public hearing was closed.**

Michael Wrather moved, seconded by Veronica Buchanan to Approve the request.

The motion carried (5- For, 0- Against).

Request was Approved

BZA 2016-038 Barreistas Inc. – 1409 Sweetspire Dr.

The Applicant requested special exception approval allowing the establishment of a major home based business (fitness studio) upon a property located in the RM, Medium Density Residential zone.

Danielle Glouner presented staff findings. The Applicant is currently undergoing zoning/building process for a permanent location that is anticipated to be completed by December. The clients will be pre-booked online (no walk-ins). The site meets all the general requirements for a special exceptions and specific standards for major home-based businesses. Staff recommends approval. There were several phone calls with concerns about the traffic and parking. Staff received written correspondence

from residents and the Board of Director of the HOA with concerns about home-based businesses of this kind devaluing the community. It was noted that the Board of Zoning Appeals does not enforce covenants or restrictions for subdivisions. Mr. Kirk Garrett spoke regarding request. He stated there was no visible sign of business being conducted in that neighborhood. He clarified the parking situation and stated the project has been delayed, so the anticipated date may be a month or two past December. Gary Farley asked the Applicant if three or more cars in the driveway indicates that a business is being conducted? The Applicant disagreed with Mr. Farley. **The public hearing was opened. Jason Mathis of 114 Ninebark Court spoke in opposition of the request.** Mr. Mathis stated that if the proposed business was approve, it would set a precedence encouraging other home-based businesses to be located in the neighborhood. He shared some of his concerns with the safety in the subdivision. Mr. Mathis received letters from concerned residents and shared a photo that was taken by another resident of the parking issues. The Applicant, **Lacy Garrett** addressed the issues that concerned the neighbors. She stated that she was unaware of the rules for how many people could be in the county for a major home-based business. Mrs. Garrett stated that she could have up to five (5) people at a time up to two (2) times a day. She explained the parking situation and Mr. Farley asked if the size of the driveway changed since the photo was taken. The Applicant was not sure when the photo was taken, but the driveway has not changed and would not have more than six cars at time. Mr. Wrather asked when was the photo taken, since Mrs. Garrett stated it was a long time ago. She was unsure. Applicant stated they have been doing business for about 6 or 7 weeks. **The public hearing was closed.**

Gary Farley moved, seconded by Michael Wrather to Deny Application 2016-038 based on the concerns regarding traffic and potential that the increased traffic could negatively affect the surrounding residential neighborhood.

The motion carried (5- For, 0- Against).

Request was Denied

BZA 2016-039 Will Jordan – Lebanon Pike

The Applicant requested special exception approval for the establishment of a mini-storage business located in CS, Commercial Services zone. Danielle Glouner presented staff findings. 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. There were no phone calls in opposition of the request. Staff recommends approval. Applicant spoke regarding 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 2016-033 Mildred Jones – 5437 Bradyville Pike

The Applicant requested special exception approval for a retreat (event venue) located in the RM, Medium Density Residential zone. Danielle Glouner presented staff findings. The Applicant was not present for the request. The Board would like for the Applicant to be present to discuss the information surrounding the request. Vice-Chairman Sartain **opened a public hearing** for those present. **Mr. Jason Richardson of 5248 Bradyville Pike** wanted more information about the retreat. **The public hearing was closed.**

Gary Farley moved, seconded by Joe Meshotto, to defer application until July 13, 2016 meeting, since Applicant was not present for the meeting.

Motion Carried (5 - For, 0 - Against)

Request was Deferred

There being no further business, the meeting was adjourned at 5:18 p.m.

Jerry Sartain, Vice-Chairman

Danielle Glouner, Assistant Director

Date

Date

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 states that 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'.
- 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 along 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 Applicant can demonstrate the criterion 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.

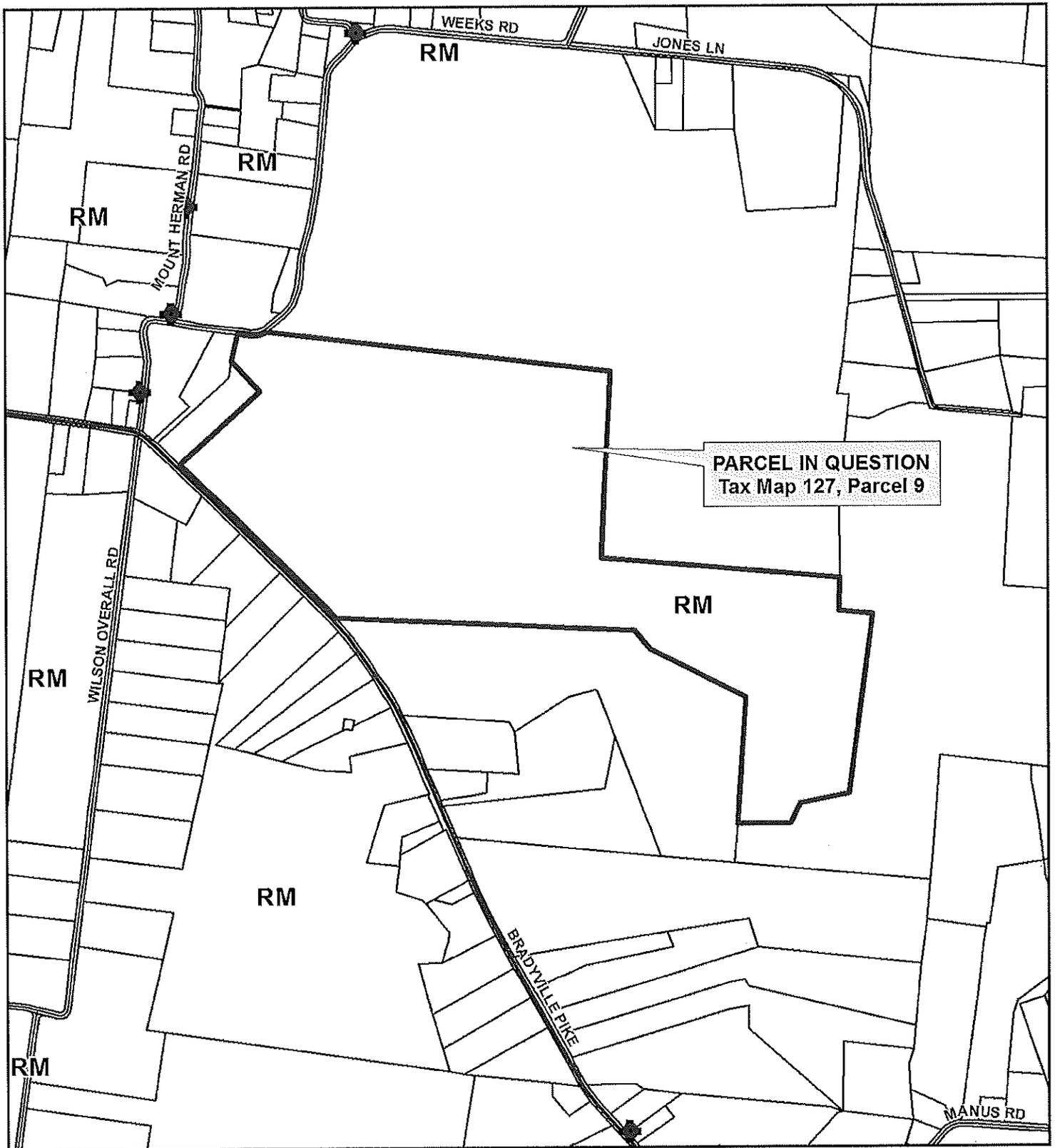
STAFF FINDINGS

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

2016-033



PARCEL IN QUESTION
Tax Map 127, Parcel 9

 RM - Medium Density Residential

 Property In Question

 Hydrants



0 200 400 800 1,200 1,600
Feet

2016-033



0 500 1,000 1,500
Feet



Property in Question



Hydrants



APPLICATION BZA 2016-040

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR AN ACCESSORY DWELLING UNIT THAT DOES NOT MEET THE DESIGN STANDARDS FOR ADUs INVOLVING A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

OWNER AND APPLICANT DATA

Owner/ Applicant Name: Steve and Kim Wright

SITE DATA

Location Address:	106 Juliet Avenue	Site Acreage:	0.51
Tax Map:	103C	Group:	D
Zoning District:	RM- Medium Density Residential	Parcel Number:	15.00
		Commission District:	Robert Peay, Jr.

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1408
- Chapter 4, 402 C., 403 and 404
- Chapter 11, Section 1101 Q
- Appendix A

AREA DESCRIPTION

The subject property is located in the RM-Medium Density Residential zoning district. This area consists of single-family homes on half-acre lots.

DESCRIPTION OF REQUEST

The Applicant is seeking special exception approval to allow an accessory dwelling unit (ADU) which cannot meet the standards set forth in Section 1101 Q. 2 and 3 of the Rutherford County Zoning Ordinance. The principal residence is constructed upon a .51-acre property. The Applicant would like approval for a 420 square foot detached accessory dwelling located in an existing accessory structure. Since the property does not meet the minimum acreage for by-right ADUs, special exception approval is needed.

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;

Adequate soil areas exist to serve both the ADU and the main residence. Water and electric is currently supplied to the existing residence. The site is accessed via private driveway located off Juliet Avenue. Staff finds that the proposed ADU meets this criterion.

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

The proposed ADU will not adversely affect other properties in the immediate area because the

ADU is located within an existing permitted accessory structure.

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.

With the exception of the property size measuring .51 acres, the proposed ADU conforms to the applicable provisions of the Rutherford County Zoning Ordinance and the specific standards for ADUs.

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 ADU and its use will be compatible with the surrounding area since it is located within an existing permitted accessory structure.

SPECIFIC STANDARDS FOR ACCESSORY DWELLING UNITS (ADUs)

1. General Provisions for ADUs

Applications for an ADU must meet certain conditions. In no case, shall an Application for an ADU request an amendment to the following requirements.

a. The property owner must reside in either the principal structure or the ADU.

The Applicant's daughter will be residing in the principal residence.

b. Only one ADU is allowed per lot in conjunction with a single-family house. ADUs are not allowed in conjunction with duplex or multi-family dwelling units.

The ADU in Application BZA 2016-040 is all that is being requested for this particular property.

c. An instrument shall be recorded with the register's office covenanting that the structure is being established as an accessory dwelling unit and may only be used under the conditions expressed herein.

If approved, the Order of Action will serve to meet this requirement since the request requires special exception approval.

d. Development tax fees will be required for the ADU.

Upon approval and prior to issuance of a building permit, payment of the development tax for the second residence will be required.

e. Off-street parking, in addition to the off-street parking required for the single-family residence as required in Appendix D, shall be required for the ADU.

Adequate parking areas exists onsite for both the main residence and the proposed ADU.

f. Prior to the issuance of a permit, a floor plan and/or architectural renderings must be submitted showing the proposed interior and exterior of the ADU.

The Applicant has supplied the information required by this criterion.

g. Verification from the state of Tennessee Department of Environment/Division of Ground Water Protection that the individual on-site wastewater treatment or septic system has the capacity to serve the ADU. Also, verification that the ADU can adequately be served by water and electric service providers must be provided.

The Applicant has indicated that adequate soil areas for septic treatment have been located and this item can be verified prior to issuance of a building permit.

h. Only one minor or major home based business may be conducted on a lot that contains an ADU. The business may be located in either the principal structure or the ADU.

The proposed request does not mention a home-based business.

2. Design and Occupancy Standards

a. The second unit must be occupied by family members as defined in Appendix A of this ordinance, or their invited guests.

If approved, the Applicant will be required to meet this criterion.

b. Any new separate outside entrance serving the ADU shall not be visible from the right-of-way.

An existing entrance to the accessory structure will be used to access the proposed ADU.

c. An ADU shall be designed to maintain the architectural design, style, appearance and character of the principal residence. The ADU must be consistent with or visually match the existing façade, roof pitch, siding and windows of the primary residence.

The ADU will be located in an existing permitted accessory structure.

d. A separate driveway providing exclusive access to the ADU from a road shall not be allowed unless problematic lot-specific circumstances (e.g. topography, significant existing structures or improvements) necessitate separate driveway access as determined by the Planning Director.

There is a driveway off Juliet Avenue that will serve both the main residence and the proposed ADU.

3. Particular Standards for By-right ADUs

b. Detached

i. Detached ADUs shall be considered attached for the purposes of setbacks if the accessory structure is within three feet (3') of the principal structure. Otherwise, detached ADUs may be located in the side or rear yard of a lot and provide a five

feet (5') minimum setback from the side and rear property lines.

The proposed ADU meets this criterion as the existing accessory structure that the ADU will be located within complies with the setbacks established for accessory structures.

ii. Detached ADUs may be established within an existing, legally established accessory structure which meets the current adopted building code for residential structures in Rutherford County.

As mentioned above, the proposed ADU is located within an existing permitted accessory structure.

iii. The size of the dwelling unit will be subject to the square footage limitations for accessory structures listed in the table found in Subsection 1101 D of this ordinance and such unit shall in no case exceed the size of the principal structure. An ADU must however, provide the minimum area requirement of 300 square feet as required by the building codes currently in effect for Rutherford County for a dwelling unit.

The proposed ADU measures 420 square feet and the principal residence measures 1,036 square feet. Staff finds this criterion is met.

iv. A minimum of one (1) acre of land area is required.

The subject property does not meet this requirement.

STAFF FINDINGS

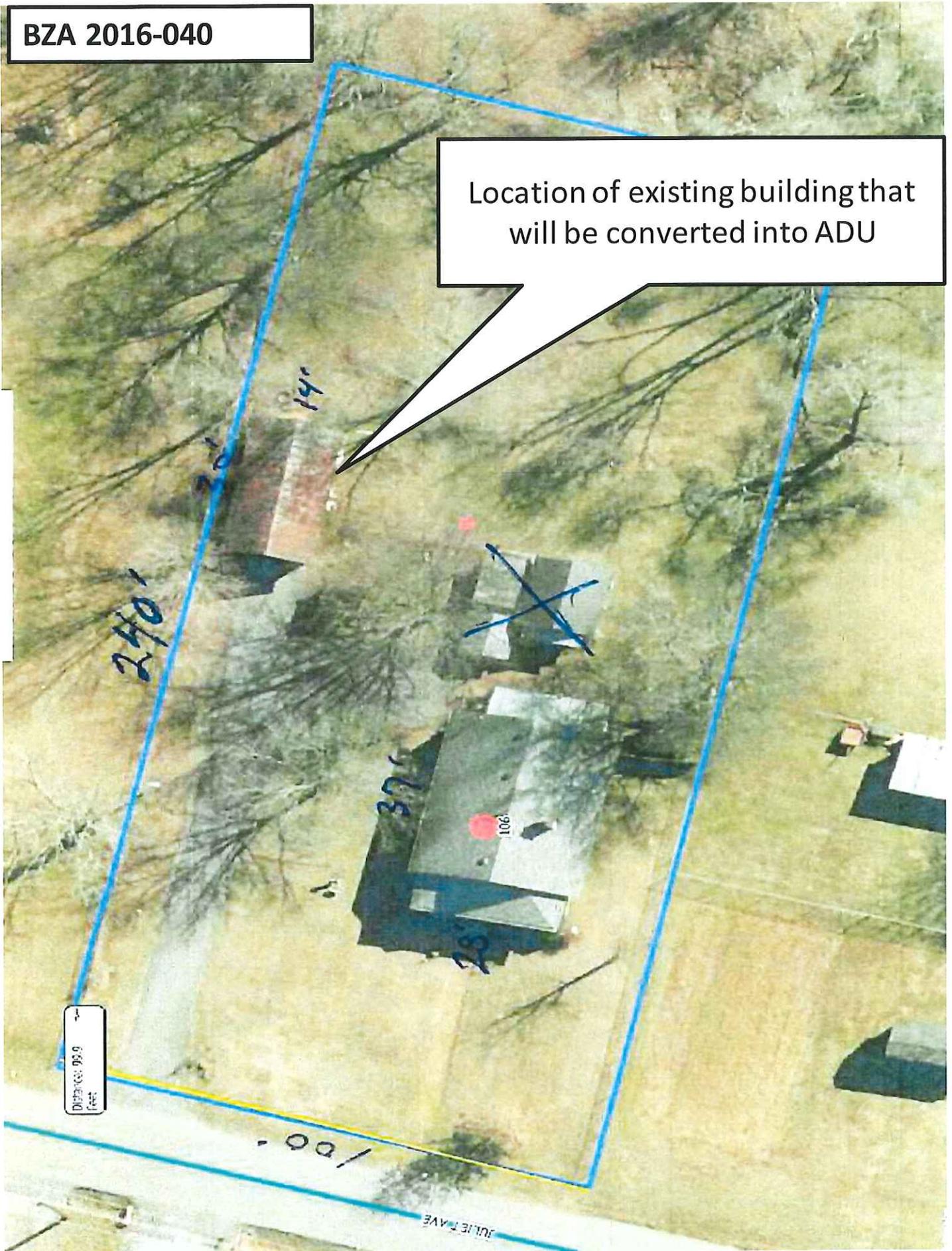
In conclusion, Staff finds that the request in Application 2016-040 meets the "General Requirements For Special Exception" approval and the specific standards for ADUs. Staff recommends APPROVAL of the special exception if the use remains in compliance with the provisions found in Section 1101 Q 1. and 2. of the Rutherford County Zoning Ordinance.

LIST OF ATTACHMENTS

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

BZA 2016-040

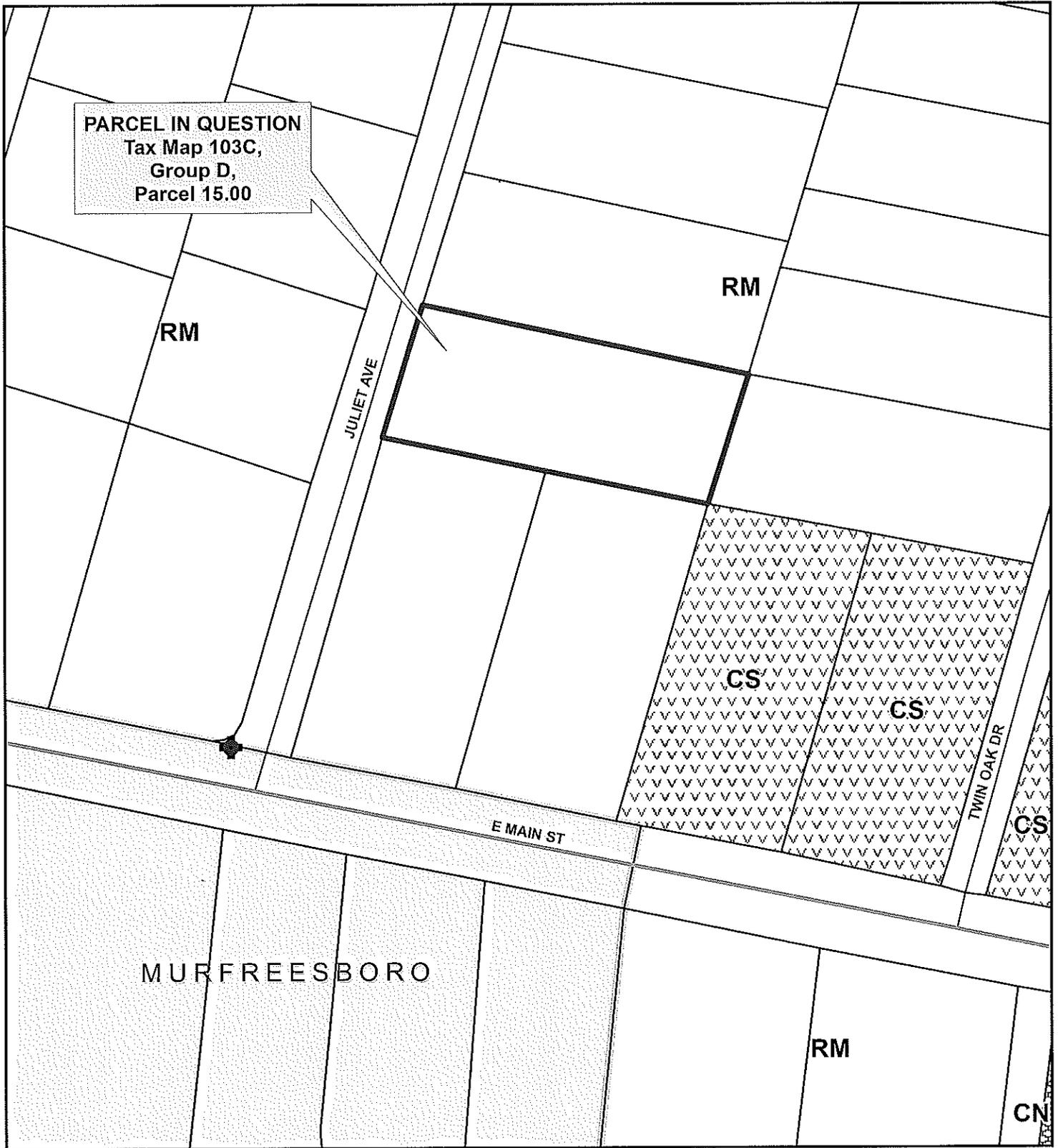
Location of existing building that will be converted into ADU



Distance: 99.9
Feet

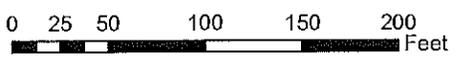
JULIE WAY

2016-040



PARCEL IN QUESTION
Tax Map 103C,
Group D,
Parcel 15.00

MURFREESBORO



- RM - Medium Density Residential
- CS - Commercial Service

- Property In Question
- Hydrants

2016-040



PARCEL IN QUESTION
Tax Map 103C,
Group D,
Parcel 15.00



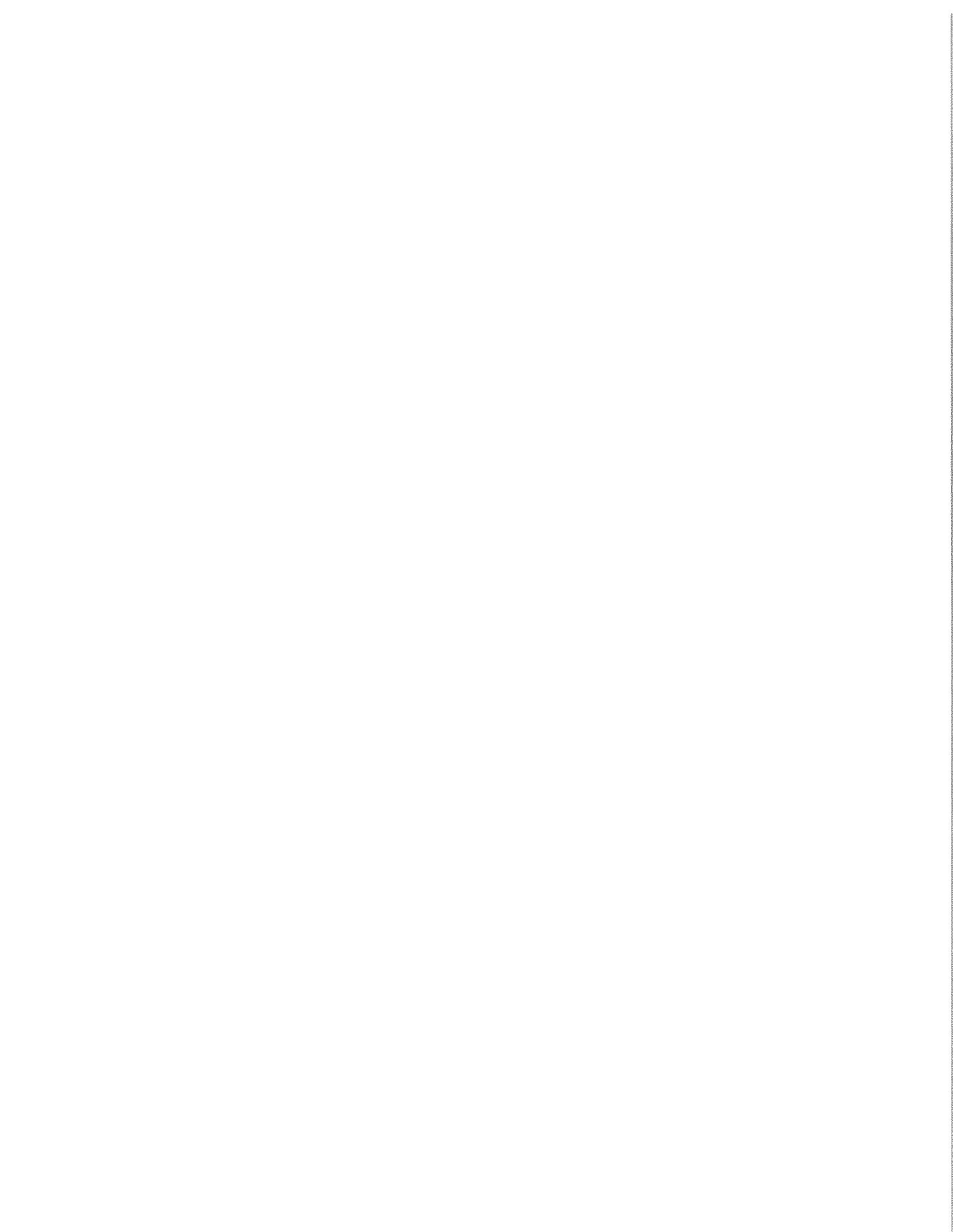
0 25 50 100 150 200
Feet



Property in Question



Highroads



APPLICATION BZA 2016-041

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL TO ALLOW THE ESTABLISHMENT OF A NON-COMMERCIAL STORAGE FACILITY TO BE USED FOR PERSONAL STORAGE UPON A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONE.

OWNER AND APPLICANT DATA

Owner/Applicant Name: Michael Weidenhamer

SITE DATA

Location Address:	Burnt Knob Road	Site Acreage:	5.73
Tax Map:	77	Parcel Number:	39.02
Zoning District:	RM- Medium Density Residential	Commission District:	William T. Gooch

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 14, Section 1408
- Chapter 4, Residential District Regulations

AREA DESCRIPTION

The subject property is a 5.73 acre parcel and is zoned RM, -Medium Density Residential. Surrounding properties, also zoned RM, Medium Density Residential, consists of single-family homes and large vacant tracts.

DESCRIPTION OF REQUEST

Application 2016-041 requests special exception approval to establish non-commercial storage facility for personal storage upon the subject property. The property is located off Burnt Knob Road and measures 5.73 acres in area. The applicant wishes to construct a 70' x 30' (2,100 sf) garage that will be used for personal storage of classic autos, tractor, bobcat and lawnmower. The subject property does not contain sufficient soils for the construction of a subsurface sewage disposal to serve a residence according to information provided by the Applicant.

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 informatian submitted by the Applicant, the proposed pole barn will be located more than 500' from Burnt Knob Road.
Construction of the proposed structure will nat have a substantial or adverse effect upon adjacent properties if the use of the structure remains in compliance with the provisions of Section 1408 D. 4. of the Rutherford Caunty 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.

According to the information provided by the Applicant, the proposed location of the structure will exceed the minimum setback requirement from all property lines. It must be constructed in compliance with setbacks required for principal structures located in the RM zoning district, which requires a minimum 40' from front, 10' from the side and 20' from the rear property lines.

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 Burnt Knob Road. If approved, the proposed building will be required to meet the setback regulations for principal structures 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

- a. The owner of the property must provide verifiable proof that conditions on the property will not allow the establishment of a principal structure.

Verification that the proposed site is not suitable for the proper function of a septic system was supplied by the Applicant.

- b. The property must be at least 1 acre in size.

The subject property measures over five (5) acres.

- c. The size of the structure must conform to the size limitations of accessory buildings found within Chapter 11.

The proposed structure will measure 2,100 square feet in area. Based on the property size of 5.73 acres, a total of 12,479 square feet of detachable accessory structure area would be permitted on this size parcel.

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

As discussed above, the proposed location of the structure will exceed the minimum setback requirement from all property lines. It must be constructed in compliance with setbacks required for principal structures located in the RM zoning district, which requires a minimum 40' from front, 10' from the side and 20' from the rear property lines.

- e. Only one (1) structure will be permitted per property, excluding approved agricultural structures (i.e. barns, silos, etc.).

There is only one structure proposed as part of the request in Application 2016-041.

- f. Outdoor storage of any material/vehicles is prohibited.

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

- g. The structure must not be used for any of the following activities:

- i. Living quarters
- ii. Commercial activities
- iii. 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 pole barn will be used for the storage of personal items.

STAFF FINDINGS

In conclusion, Staff finds that the request in Application 2016-041 meets the “General Requirements For Special Exception” approval and the specific standards for the construction of non-commercial storage facility 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 1408 D.4. Staff recommends APPROVAL.

LIST OF ATTACHMENTS

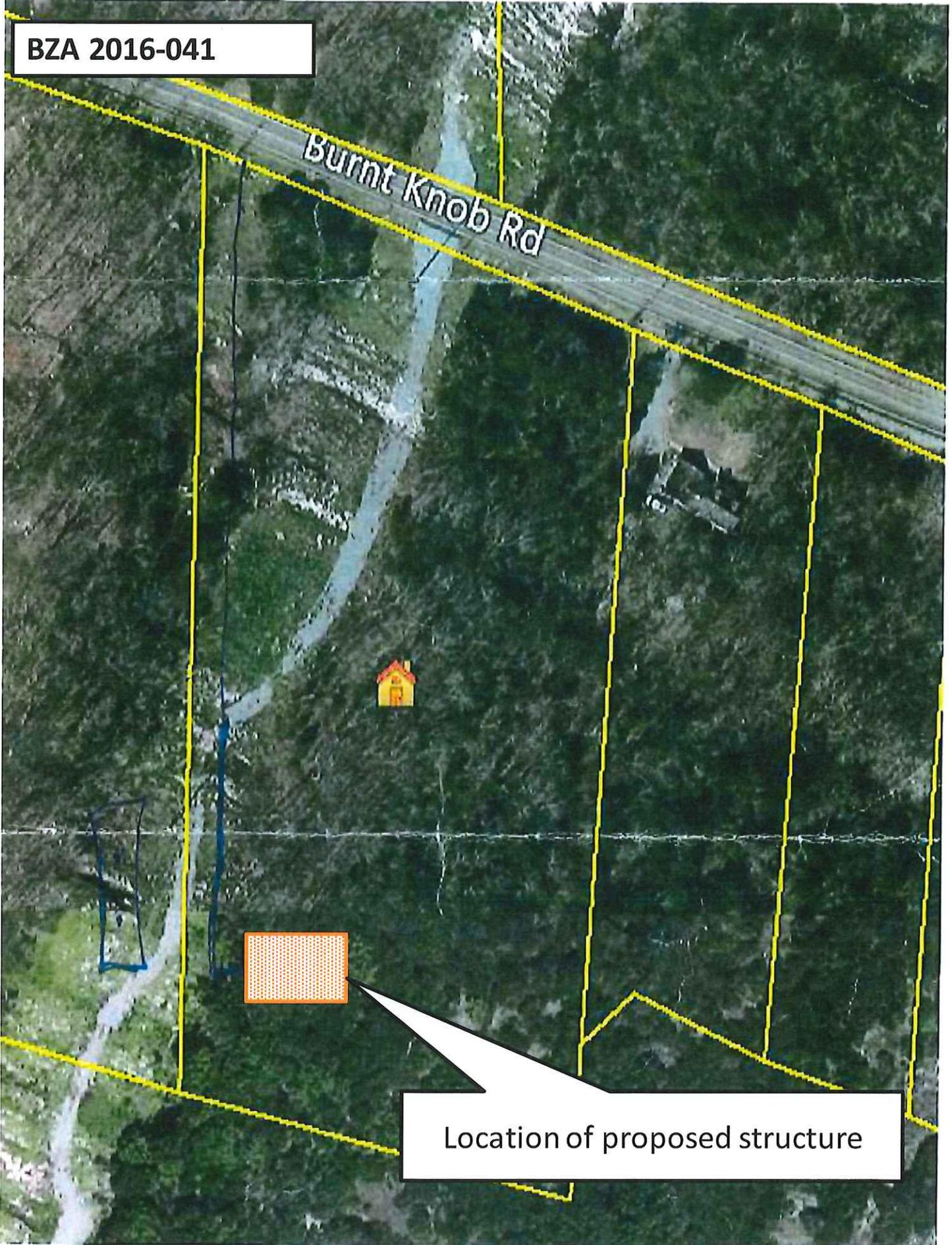
1. Site Plan
2. Information Supplied by Applicant
3. Zoning Map
4. Aerial Map

BZA 2016-041

Burnt Knob Rd



Location of proposed structure



PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Standard System (01.1) _____ Alternating System (01.2) _____ Other (01.3) _____
 Issued To: (02.) Raymond Patton (Owner, Developer, Contractor, Installer, Etc.)

To Be Constructed By: (03.) _____ (Installer)

Construction of a subsurface sewage disposal system consisting of a septic tank and underground disposal field, or (04.) _____ is hereby authorized at (05.) Street 3 Street No. 12 (Property Address - No. and Street - Subdivision Name and Lot No., Etc.)

Such system shall consist of a septic tank of (06.) 1000 gallons liquid capacity with (07.) 570 linear feet of field line in (08.) _____ trenches (09.) 24 inches wide and (10.) 24 deep, or (11.) 12" PVC (Description of Other Approved System)

designed for (12.1) _____ Residential (12.2) _____ or (13.1) _____ Commercial or Industrial (13.2) _____ (Gal. per Day)

The recipient of this permit agrees to construct or have constructed the system in accordance with the rules and regulations under the authority of TCA 53-2042 thru 53-2054. The recipient must notify the local health authority when the system is ready for inspection. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of the local health authority.

(14.) Raymond Patton (Signature of Recipient - Owner, Developer, Contractor, Etc.) Date (15.) 7-29-75
 Issued at (16.) Memphis, Tennessee in the County of (17.) DeKalb
 (18.) Abraham Local Health Authority Date (19.) 7-29-75

Sketch of System By: (20.) _____

APPROVED BY AUTHORITY OF CHAPTER 301, PUBLIC ACTS 1975, BUT COULD NOT BE APPROVED UNDER AUTHORITY OF CHAPTER 188, PUBLIC ACTS 1973, OR RUTHERFORD COUNTY SANITATION RULES AND REGULATIONS ADOPTED 1961 BY THE RUTHERFORD COUNTY BOARD OF HEALTH.

July- 1975

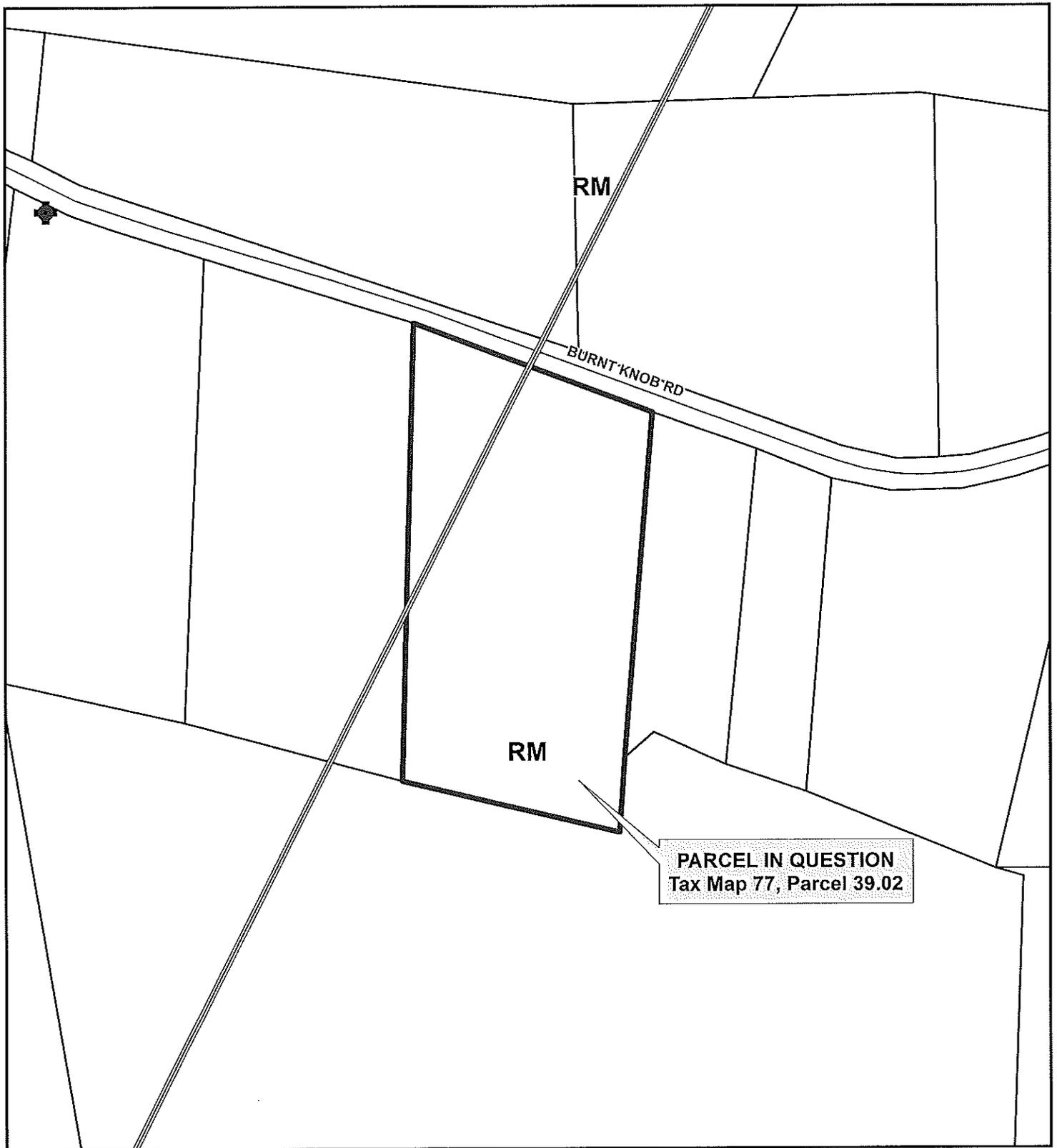
----- Field line
 _____ Solid line
 0 Depth in Inches

(21.) Construction Approval: Yes _____ No _____ Date (22.) _____, Inspected By (23.) _____ (Local Health Authority)

(24.) Provisions of Sewage Regulations Met: Yes _____ No _____

(25.) Remarks: APPROVED BY AUTHORITY OF CHAPTER 301, PUBLIC ACTS 1975, BUT COULD NOT BE APPROVED UNDER AUTHORITY OF CHAPTER 188, PUBLIC ACTS 1973, OR RUTHERFORD COUNTY SANITATION RULES AND REGULATIONS ADOPTED 1961 BY THE RUTHERFORD COUNTY BOARD OF HEALTH.

2016-041



PARCEL IN QUESTION
Tax Map 77, Parcel 39.02

 RM - Medium Density Residential

 Property In Question

 Hydrants



0 50 100 200 300 400
Feet

2016-041



PARCEL IN QUESTION
Tax Map 77, Parcel 38.02



0 50 100 200 300 400
Feet



Property in Question



Hydronic

APPLICATION BZA 2016-042

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE ESTABLISHMENT OF A MAJOR HOME BASED BUSINESS INVOLVING AUTO REPAIR, IN ASSOCIATION WITH AN OFF SITE COMMERCIAL BUSINESS, UPON A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

OWNER AND APPLICANT DATA

Owner/Applicant Name: Ray Barrett

SITE DATA

Location Address:	1592 Jefferson Pike	Site Acreage:	1.10
Tax Map:	45P Group: A	Parcel Number:	15.00
Zoning District:	RM- Medium Density Residential	Commission District:	Steve Percy

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 1.1-acre property located off Jefferson Pike and in the RM-Medium Density Residential zoning district. The immediate area surrounding the subject property is developed as single-family homes, agricultural uses and is zoned RM, Medium Density Residential.

DESCRIPTION OF REQUEST

Application 2016-042 seeks special exception approval for a major home based business of involving the repair of autos. The Applicant has an existing off-site business related to auto sales. On occasion, the Applicant would like to bring a single automobile home to perform vehicle repairs in an existing multi-use structure located on his property. The structure is a 28' x 32' building which is also used for personal storage as well as a "useful place for family and friends for social gatherings. "It has been constructed in compliance with zoning regulations involving setbacks. No persons, in addition to the Applicant, are employed at the subject property. There will be no customer traffic and no signage installed upon the property.

Until June 2016, the list of prohibited major home based businesses included "automobile/vehicle repair"; however, the Board of County commissioners approved an amendment to the Rutherford County Zoning Ordinance that removed this term from the list of prohibited home based businesses. It was felt some requests for this type of home based business may be able to demonstrate compliance with the provisions for home based businesses and not pose a nuisance to surrounding areas.

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 1.1-acre property and the proposed business will be located in an existing detached accessory structure, 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 residential 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 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.

The Applicant indicated that only one vehicle (being repaired and in relation to the off-site business) will be stored at a time at the subject property.

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 proposed addition to be added to the home. Since the proposed addition exceeds 500 sf, the home based business requires BZA approval of a special exception.

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.

Should the need ever occur, the subject property contains sufficient area for employee 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:

- 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 2016-042.

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 2016-042 to allow a major home based business involving auto repair 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 2016-042 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

BZA 2016-042



A Concept Plan

1) This is a building to use as a personal, multi-use shop. It can be used for vehicle maintenance, painting, repair, washing, lawn mower maintenance, and other such jobs which may be too messy inside a house or driveway.

It is, also, a useful place for family and friends for social gatherings.

Because of its size, it can accommodate several people in one setting such as church gatherings. (32')

2) The building is a 28' w x 32' x 16' H insulated structure attached to the east end of the existing outbuilding (the west end has septic fieldlines). The structure is well lit, ventilated, and heated.

The ventilation system is a multistep process filtered to prevent any particles and, hopefully, any unforeseen odors going into the air when sanding, painting, sweeping, or blowing. The floor has drainage, walls are insulated for noise reduction and heat containment.

A concept plan continued

3)

Because of the building's protected insulation and ventilation system, there is minimal dust, odor, or particles entering the atmosphere.

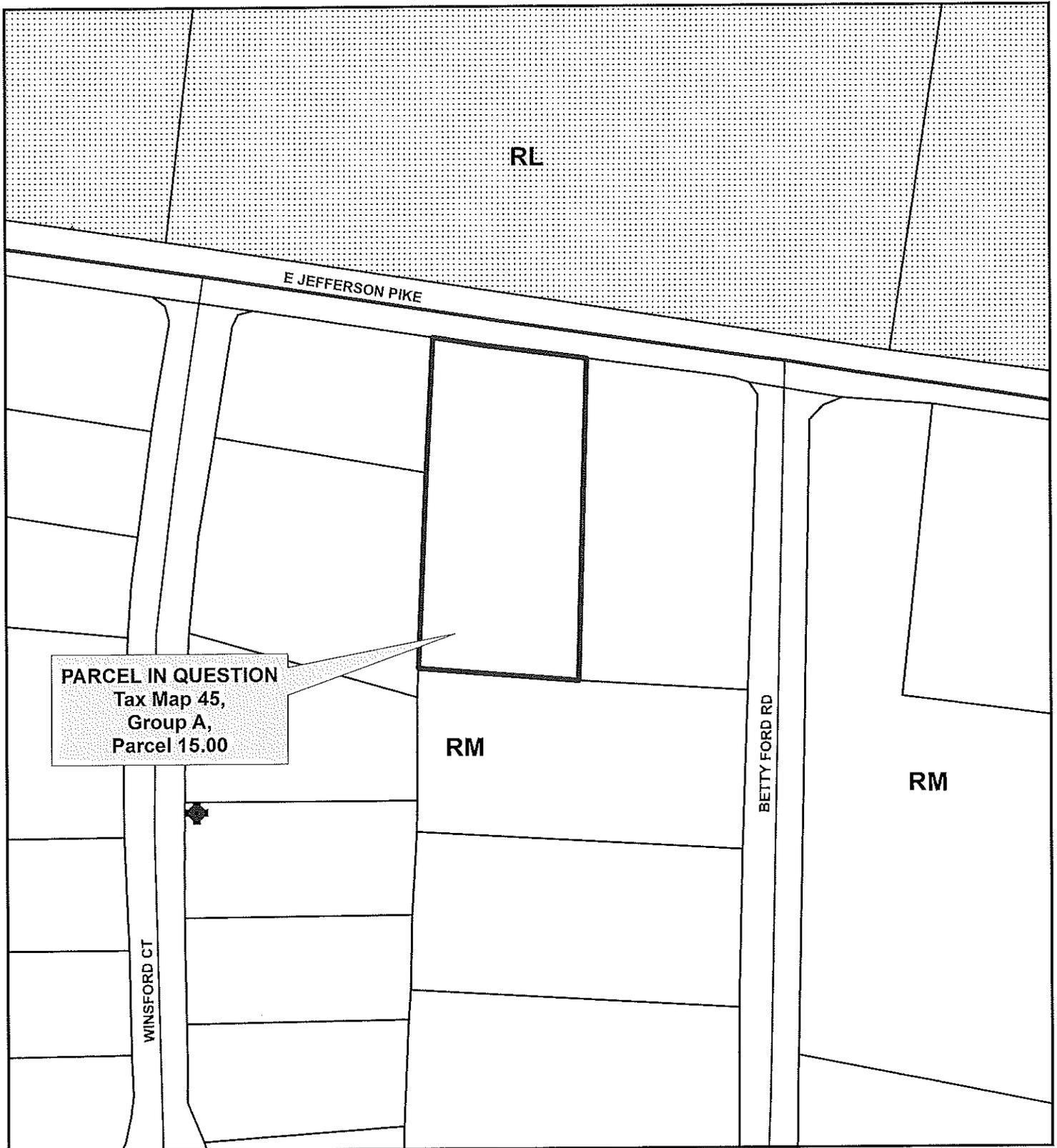
Even the windows are shaded to reduce any glare, and the doors to the garage will be closed.

The distance (setback) of the building is situated from adjacent neighbors so there should not cause any adverse problems.

(One neighbor has affixed several outbuildings and a privacy fence which, also, aids as a buffer for any noise which may occur.)

Roy Barrett

2016-042



  RM - Medium Density Residential  RL - Low Density Residential  Property In Question  Hydrants

0 25 50 100 150 200 Feet

2016-042



PARCEL IN QUESTION
Tax Map 48,
Group A,
Parcel 15.00



0 25 50 100 150 200
Feet



Property in Question



Hydrants



APPLICATION BZA 2016-043

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE ESTABLISHMENT OF A MAJOR HOME BASED BUSINESS INVOLVING POWDER COATING OBJECTS UPON A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

OWNER AND APPLICANT DATA

Owner Name: Jason and Tifany Makuch
Applicant Name: Jason Makuch

SITE DATA

Location Address:	2387 North Road	Site Acreage:	5.01
Tax Map:	138	Parcel Number:	22.13
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 5.01-acre property located in off North Road and in the RM-Medium Density Residential zoning district. The immediate area surrounding the subject property is developed as single- family homes, agricultural uses and is located in the RM, Medium Density Residential zoning district.

DESCRIPTION OF REQUEST

Application 2016-043 seeks special exception approval for a major home based business of a powder coating business on a 5.01 acre property located in the RM zoning district. According to information supplied by the Applicant, "Powder coating simply means covering an object with a polyester or epoxy powder, then applying heat to enable it (to) fuse into a protective layer thereby making the object highly durable and rust free." The proposed home based business will take place in an existing detached accessory structure that measures approximately 3,000 square feet. Only one person in addition to the Applicant will perform work on the premises. Days of operation and hours of operation are Monday- Friday, 9 AM to 5PM. A small sign may be attached to the exterior of the structure for which the business will be located.

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 5.01 -acre property and the proposed business will be located in an existing detached structure, 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 residential 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 (1) additional employee 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 an existing detached accessory structure. Since the proposed addition exceeds 500 sf, the home based business requires BZA approval of a special exception.

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.

Should the need ever occur, the subject property contains sufficient area for employee 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:

- 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 2016-043.

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 a small sign will be attached to the structure for which the business is located.

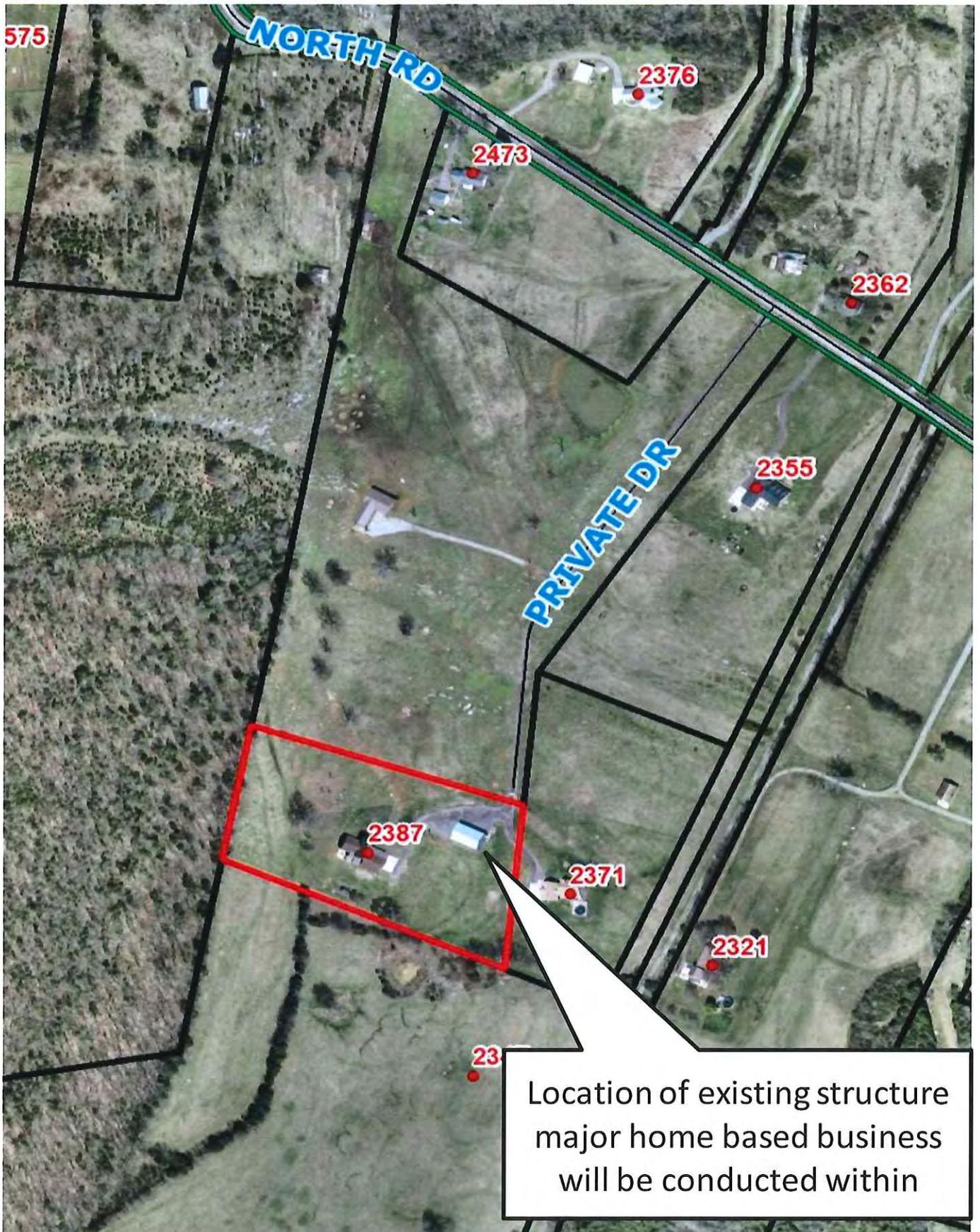
STAFF FINDINGS

In conclusion, Staff finds that the request in Application 2016-043 to allow a powder coating business 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 2016-043 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

BZA 2016-043



Powder Coating

BUSINESS SUMMARY

Objective

To build a business that will outshine the competition while taking pride in the work to subsidize current income

Goals

Business would be part-time with no business vehicles

There will be no more than 2 people working in the facility, myself and one other

Majority of deliveries will be UPS or Fedex

Customer activity at the building will be minimal

There will be no outdoor storage

One small sign on outside of building no larger than 5 square feet

Advertising would be through internet based programs

The truth is that as long as people use cars, bicycles, IT and telecoms components, powder coatings will always be needed.

Industry:

- Market share. – capture quality accounts
- Leadership. – set a higher standard in the Industry
- Competition. – be one step ahead
- Market shifts. – look outside the lines
- Pricing. – be competitive with quality workmanship

Product Definition

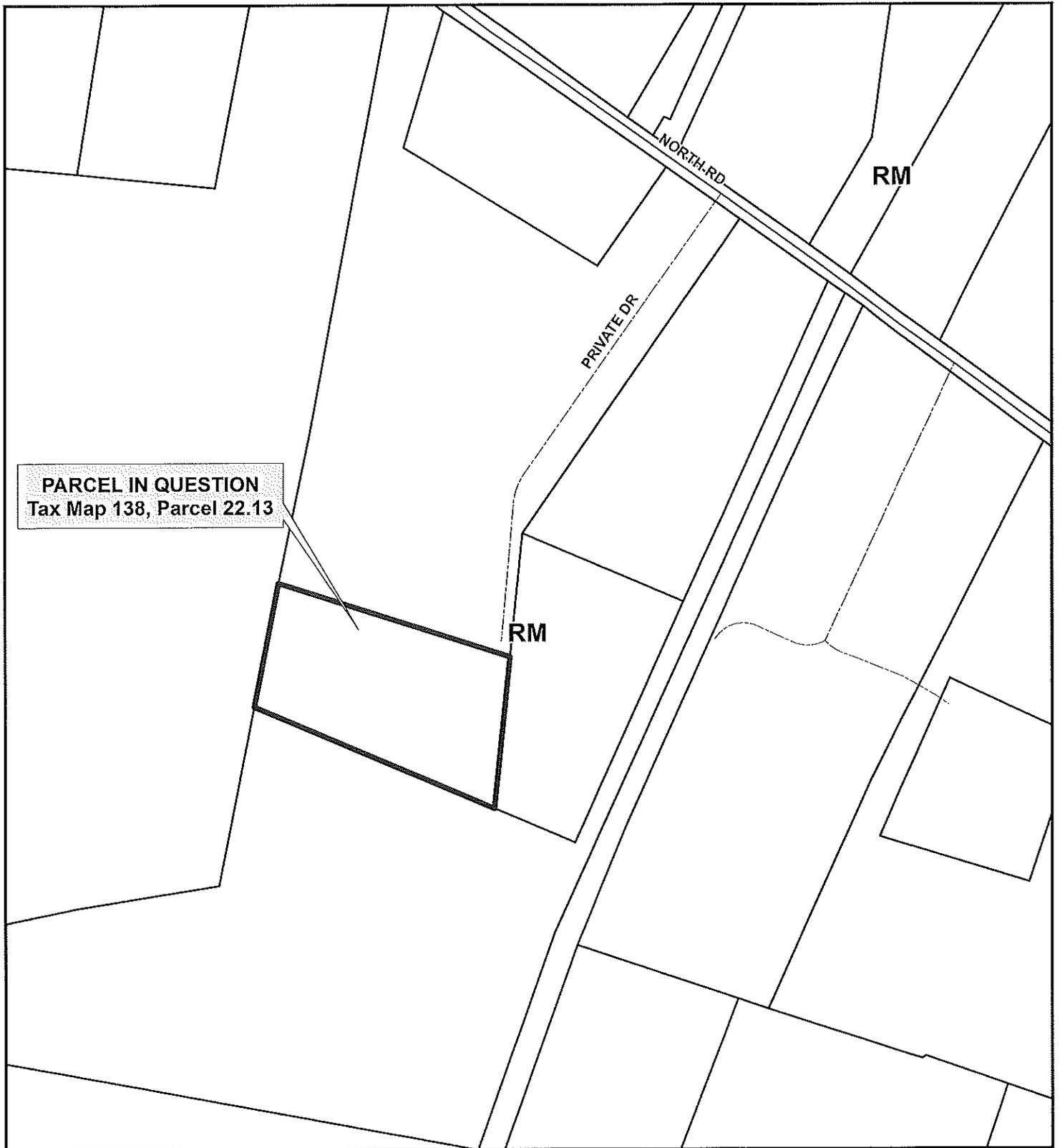
Powder coating simply means covering an object with a polyester or epoxy powder, then applying heat to enable it fuse into a protective layer thereby making the object highly durable and rust free.

PRODUCT COMPARISON AND POSITIONING

Positioning of Product or Service

Powder coating is a big market and it is yet to be fully explored. For instance the Automotive, IT and Telecommunication industries, plus furniture and appliance markets are such that would always need powder coating. This is no wonder those offering the powder coating business find it challenging to fully handle all the demands

2016-043



PARCEL IN QUESTION
Tax Map 138, Parcel 22.13

 RM - Medium Density Residential

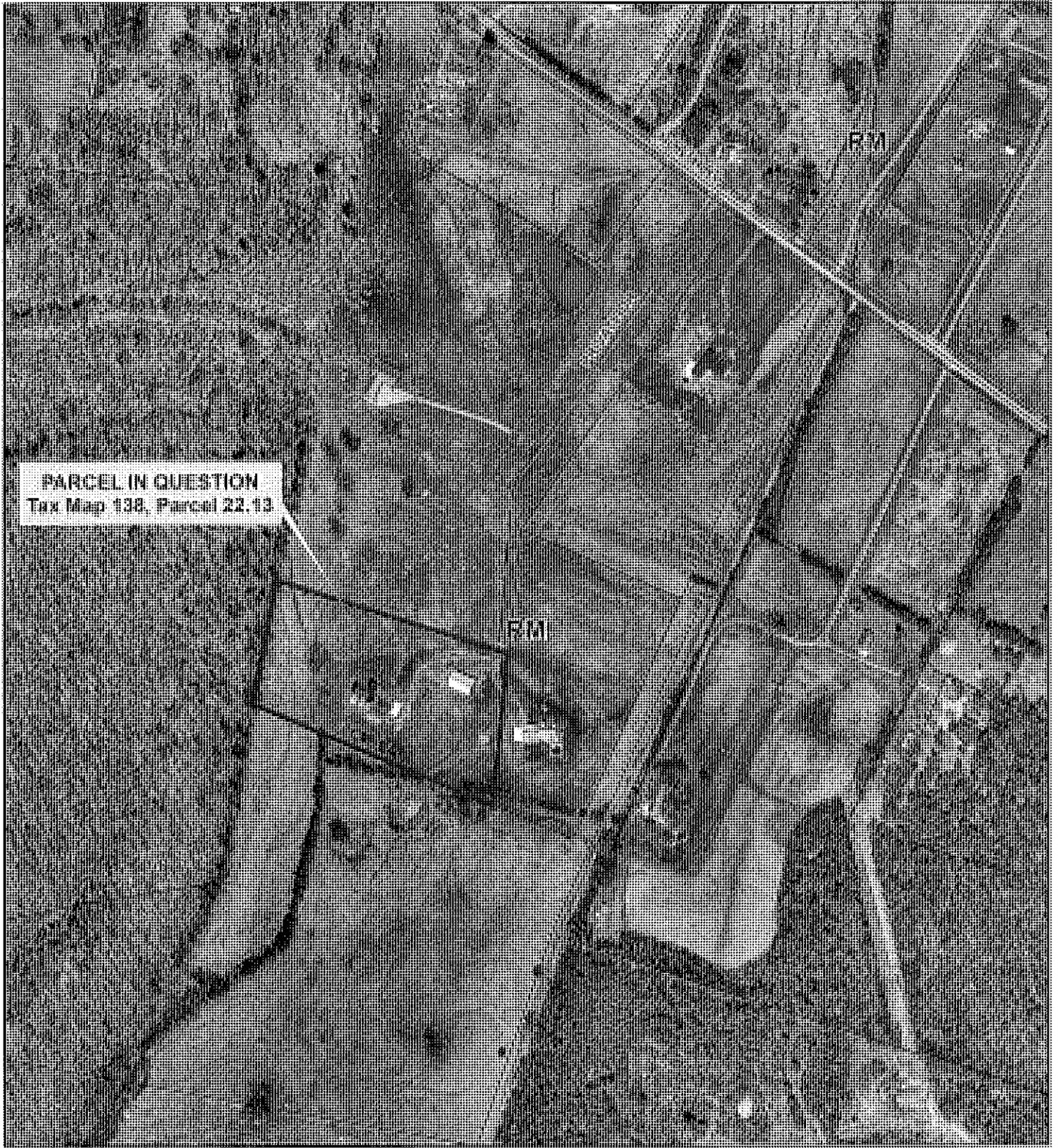
 Property In Question

 Hydrants



0 75 150 300 450 600 Feet

2016-043



PARCEL IN QUESTION
Tax Map 138, Parcel 22.13

RM

RM



0 75 150 300 450 600 Feet



Property in Question



Hydrants

APPLICATION BZA 2016-044

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR A RETREAT (EVENT VENUE) WITH VARIANCE RELIEF TO THE SETBACKS FOR BUILDINGS USED IN ASSOCIATION WITH A RETREAT ON A PROPERTY LOCATED IN THE RM, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

OWNER AND APPLICANT DATA

Owner/Applicant Name: Daniel and Sherry Lynn

SITE DATA

Location Address:	3597 Betty Ford Road	Site Acreage:	16.70
Tax Map:	59	Parcel Number:	23.01
Zoning District:	RM- Medium Density Residential	Commission District:	Steve Percy

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

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

AREA DESCRIPTION

The subject property is located off Betty Ford Road and developed as a single family home and horse farm. The subject property measures over 16 acres in area and is zoned RM-Medium Density Residential. Surrounding properties include single-family homes and agricultural land.

DESCRIPTION OF REQUEST

Application 2016-044 requests special exception approval that would permit the Applicant to establish a retreat that will provide a location for approximately 10-12 weddings per year. The site will host special events, upon the property located at 3597 Betty Ford Road. The events will mostly occur between, 9 AM – 10 PM. Activities will take place on the property within an existing structure that is currently used to store hay and other farm items in it. The horse barn (venue structure) is approximately 130' x 60' downstairs and 130' x 22' upstairs, measuring a total of 10,660 square feet. According to the Applicant, capacity will not exceed 200 persons and the facility is equipped with sprinkler system upstairs and downstairs. Three parking areas (including an accessible parking space) are located near the barn. Two bathrooms are located on the main floor of the proposed wedding venue.

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 16 + 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 an existing barn. Access to the property will be provided via a driveway on Betty Ford Road, a two-lane County 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 towards the rear of the property and has "very limited access".

Staff does not expect, due to the limited number of events that will be held each year and if the use remains compliance with the provisions below, that 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 2016-044 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.

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 2016-044 indicates that proposed facility is a two-story barn measuring 10,660 square feet.
- The expected number of events per year;
Application 2016-044 states that the expected number of events per year is between 10 to 12 times per year.
- The maximum number of attendees per event;
Application 2016-044 states the maximum number of attendees per event is 200.
- The number of employees;
Application 2016-044 does not state the number of employees. This note can be added to a site plan if approved.
- The hours of operation;
The proposed hours of operation is 9 AM to 10 PM.
- Provision of overnight accommodations, duration, etc.;;
Application 2016-044 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 indicate that only exterior safety lighting will be used.
- Sound amplification to be used;
Application 2016-044 indicates that no sound amplification is proposed and music will cease at 9:30 PM.
- Temporary structures or tents to be used in association with planned events;
Application 2016-044 indicates that at this time they do not plan to have tents and/or temporary structures.
- Proposed signage;
No signage is proposed at this time.
- Security to be provided;
Application 2016-044 proposes no security.
- Location of trash receptacles;
The Applicant proposes to have trash receptacles provided by each door.
- 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 16+ 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 2016-044 proposes to hold a maximum of twelve (12) 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 2016-044 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 2016-044 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 2016-044 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. However, upon review, even if the Applicant provided a Type 3 buffer it would fail to meet the 50 feet setback requirement by approximately 25'. Should the Board desire, it could grant relief to this setback requirement (as the proposed venue is an existing barn) and require the Applicant to submit an alternative landscape plan to be approved by the Director of Planning (Planning Commission) 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 2016-044 should be conditioned upon*

the Applicant fulfilling this requirement.

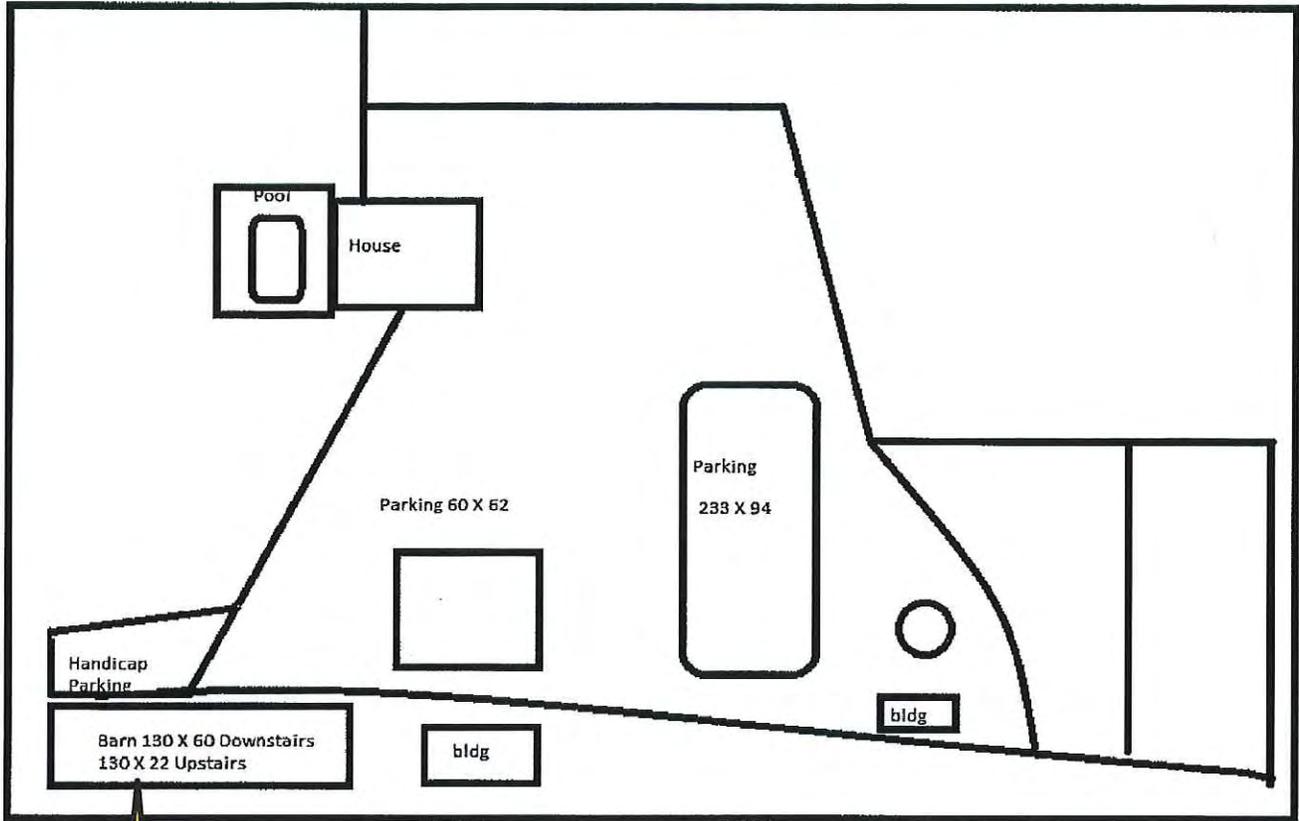
STAFF FINDINGS

In conclusion, Application 2016-044 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. If Application 2016-044 is approved, it shall be conditioned upon the the following:

- Relief is granted from the minimum 50' setback required when a Type III buffer is provided, however, the Applicant shall be required to submit an alternative landscaping plan to be considered and approved during the site plan review process, and
- 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



Location of proposed event venue



Rutherford County Regional Planning Commission.

1 Public Square

Rm 200

Murfreesboro, Tn. 37130

To the Rutherford County Regional Planning Commission:

We, David and Sherry Lynn are submitting an application for a Wedding Venue at 3597 Betty Ford Rd. Murfreesboro, Tn. 37130. We have 17 Acres that has a horse barn that we would like to open as a Wedding Venue. Currently we store hay and other farm items in it.

The barn is approximately 130ft. X 60 ft. downstairs and 130 ft. X 22 ft. upstairs, a total of 10660 sq. ft. The barn is to be used as a Wedding Venue 10-12 times a year. Capacity not to exceed 200 persons. Facility is equipped with sprinkler system upstairs and down stairs with an outside connection for fire department and 4 fire extinguishers on each floor. Illuminated exit signs over every door and emergency lighting. There is a CUD fire hydrant at the beginning of the driveway. Each floor has three doors for exiting. Proposed lighting; all interior lighting except exterior safety lighting. There are two restrooms on the main floor; one unisex and one standard. Handicap ramp for restroom. There is also a designated parking area for handicap parking. General parking will be in fenced riding arena approximately 233 ft. X 94 ft., this area will hold 88 cars. There is an overflow area 60 ft. X 62 ft. that will hold 16 cars if needed.

The barn is approximately 800 ft. from the main road and fenced. Property is gated and has security cameras throughout. Hours of operation day of Wedding will be 9am to 10:00 pm. All music will stop at 9:30 pm. There is no overnight accommodations. There will be no sound amplifications used. Trash receptacles will be provided by each door.

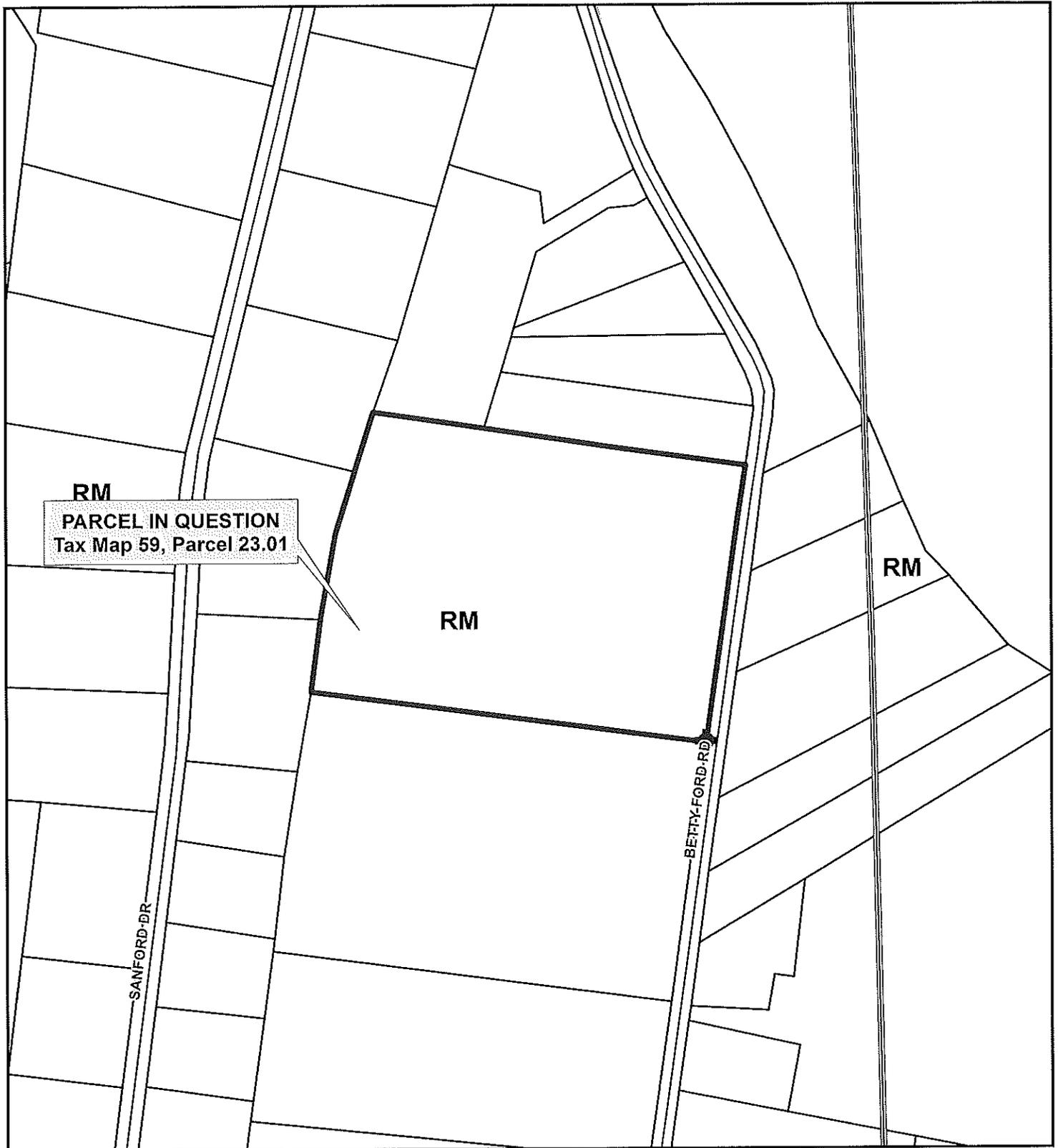
Thank you,

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and appears to be 'David Lynn'. The signature on the right is more legible and appears to be 'Sherry Lynn'.

David and Sherry Lynn

(615)893-3211

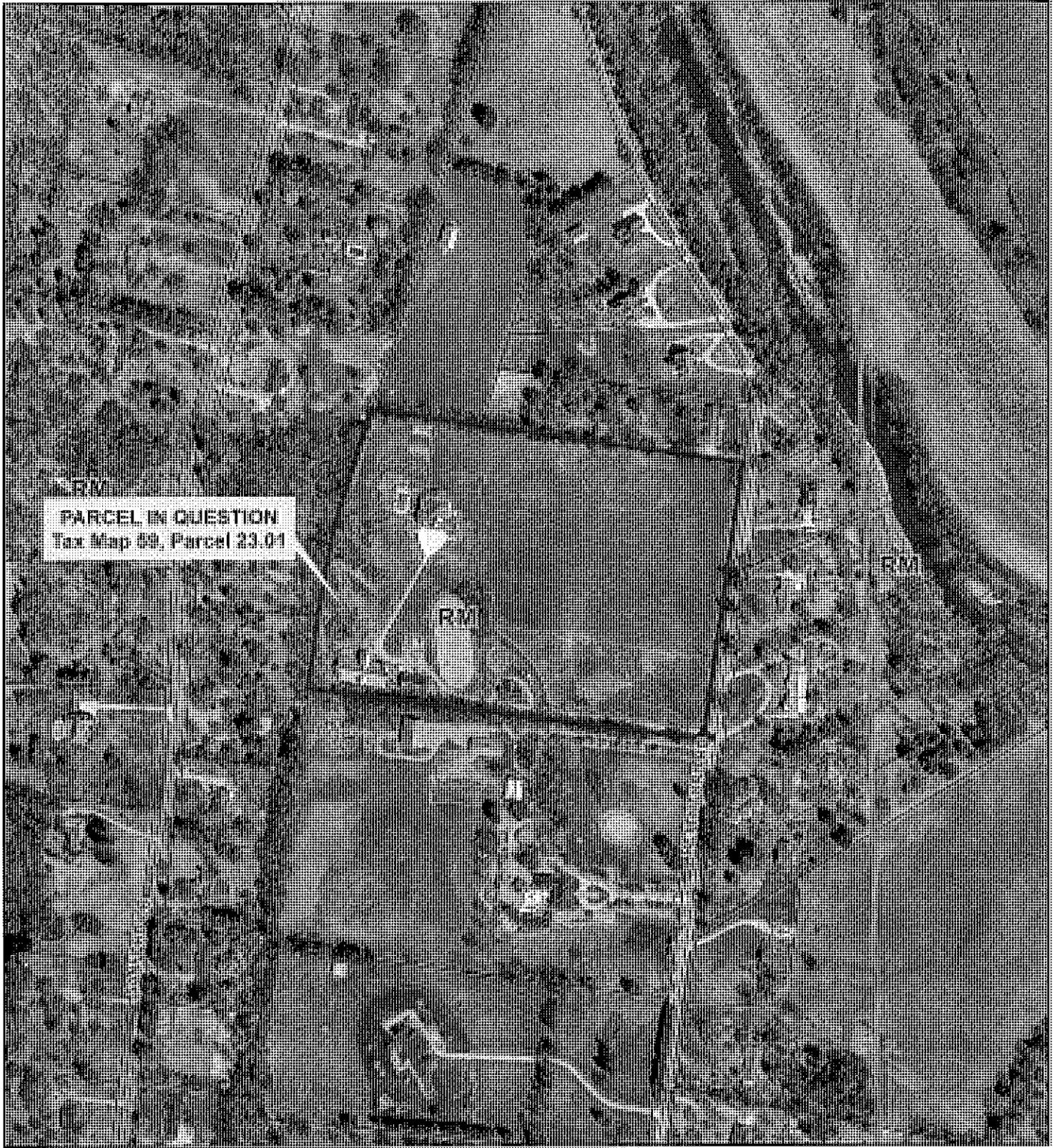
2016-044



0 75 150 300 450 600 Feet

  RM - Medium Density Residential  Property In Question  Hydrants

2016-044



0 75 150 300 450 600 Feet



Property in Question



Hydrant

APPLICATION BZA 2016-045

STAFF REPORT

REQUEST FOR SPECIAL EXCEPTION APPROVAL FOR THE ESTABLISHMENT OF A MINI-STORAGE BUSINESS UPON A PROPERTY LOCATED IN THE EAC, EMPLOYMENT ACTIVITY CENTER ZONING DISTRICT.

OWNER AND APPLICANT DATA

Owner Name: John Brothers
Applicant Name: Aaron Duggin

SITE DATA

Location Address:	Miller Road	Site Acreage:	29.40 (10 acres)
Tax Map:	156	Parcel Number:	46.00
Zoning District:	EAC, Employment Activity Center	Commission District:	Joe Frank Jernigan

APPLICABLE SECTIONS OF THE RUTHERFORD COUNTY ZONING ORDINANCE

- Chapter 8, Special Character District Regulations
- Chapter 11, Section 1103 Use Specific Standards
- Chapter 14, Section 1408

AREA DESCRIPTION

The subject property is zoned EAC, Employment Activity Center and is surrounded by RM, Medium Density Residential zoned properties on all sides with exception of the property boundaries to the east which is I-24. The subject area also includes another property that is zoned EAC and is developed as a mulch storage plant. Existing uses in this area also include residential single-family uses, and vacant parcels.

DESCRIPTION OF REQUEST

The subject property is located along Miller Road close to the intersection of Miller Road and Sledge Road. In 2016, the Board of County Commissioners approved a request for an amendment rezoning the subject property from RM, Medium Density Residential to the EAC, Employment Activity Center zoning district. The Applicant's 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 EAC zoning district. The Applicant is proposing to build twenty (20) buildings for self-storage and an office building. The Applicant will offer both climate controlled storage as well as vehicular/boat/RV storage. The Applicant states the "facility will be constructed in phases as demands warrants."

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 facility will be surrounded by a Type II Landscape Buffer and Perimeter Fencing. Storm water will be treated and held to pre-development levels by a detention pond. An office will be provided for supervision."

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, "Storage is a low intensity use having little impact on traffic and no impact on schools."

There is an existing mulch plant located to the west of the subject property and I-24 to the east of the property.

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 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 indicates screening and landscaping will be addressed through the provision of a fence and a Type II Landscape Buffer. The Applicant indicated that development of the site would 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;

Based upon a review of the conceptual plan, twenty-five feet (25') will be provided between structures.

- 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.

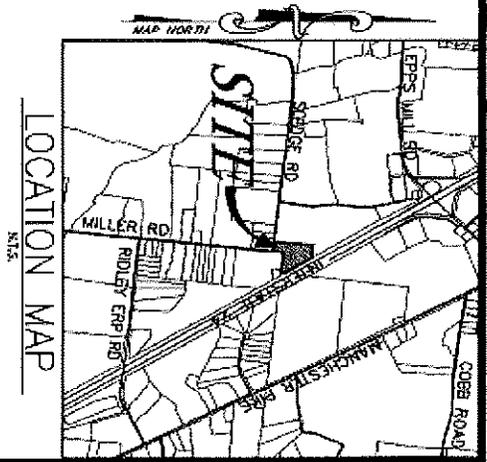
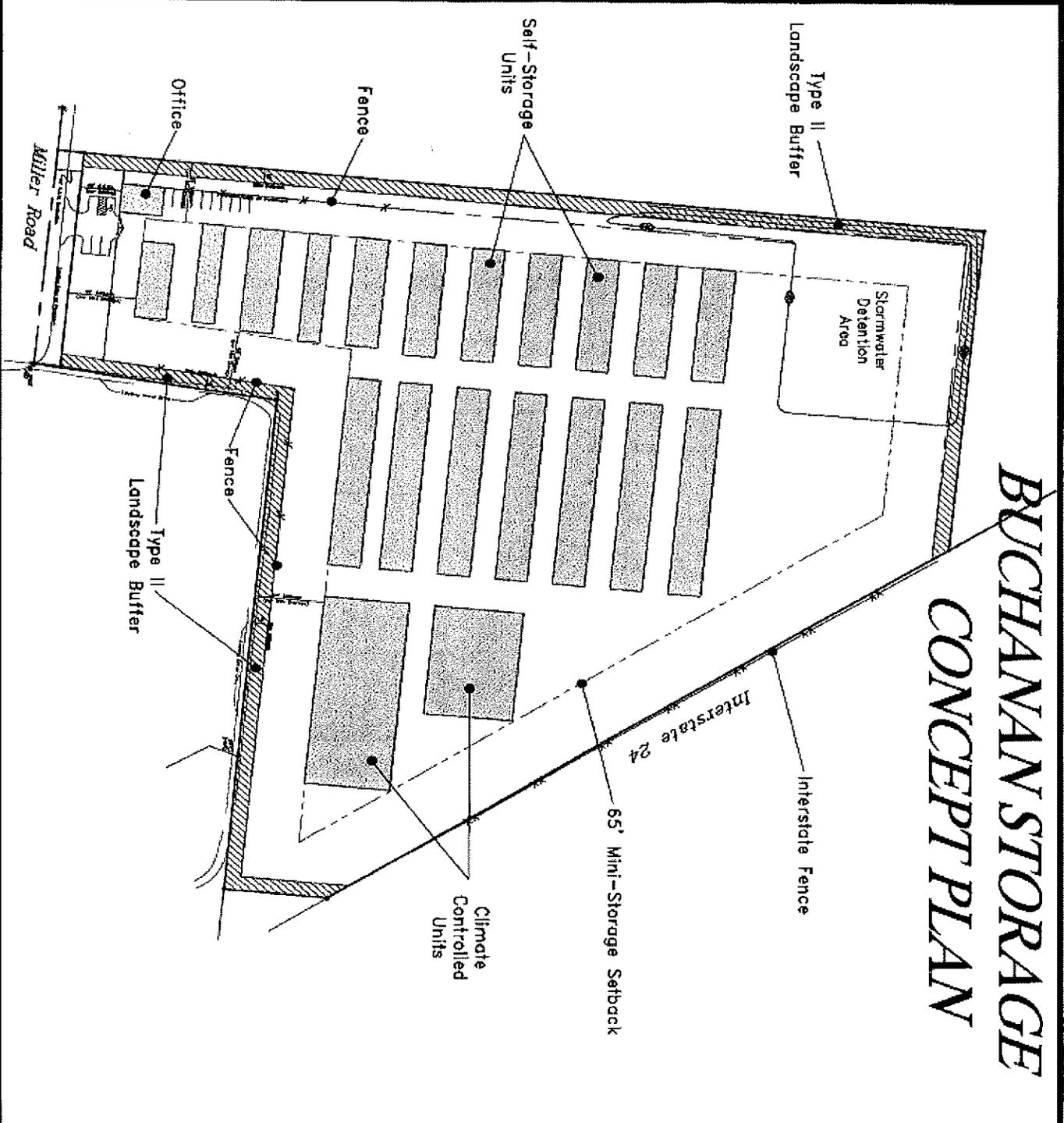
STAFF FINDINGS

In conclusion, Staff finds that the request in Application 2016-045 for special exception approval for the establishment of a mini-warehouse facility meets the "General Requirements For Special Exception". Staff recommends APPROVAL.

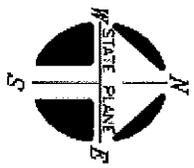
LIST OF ATTACHMENTS

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

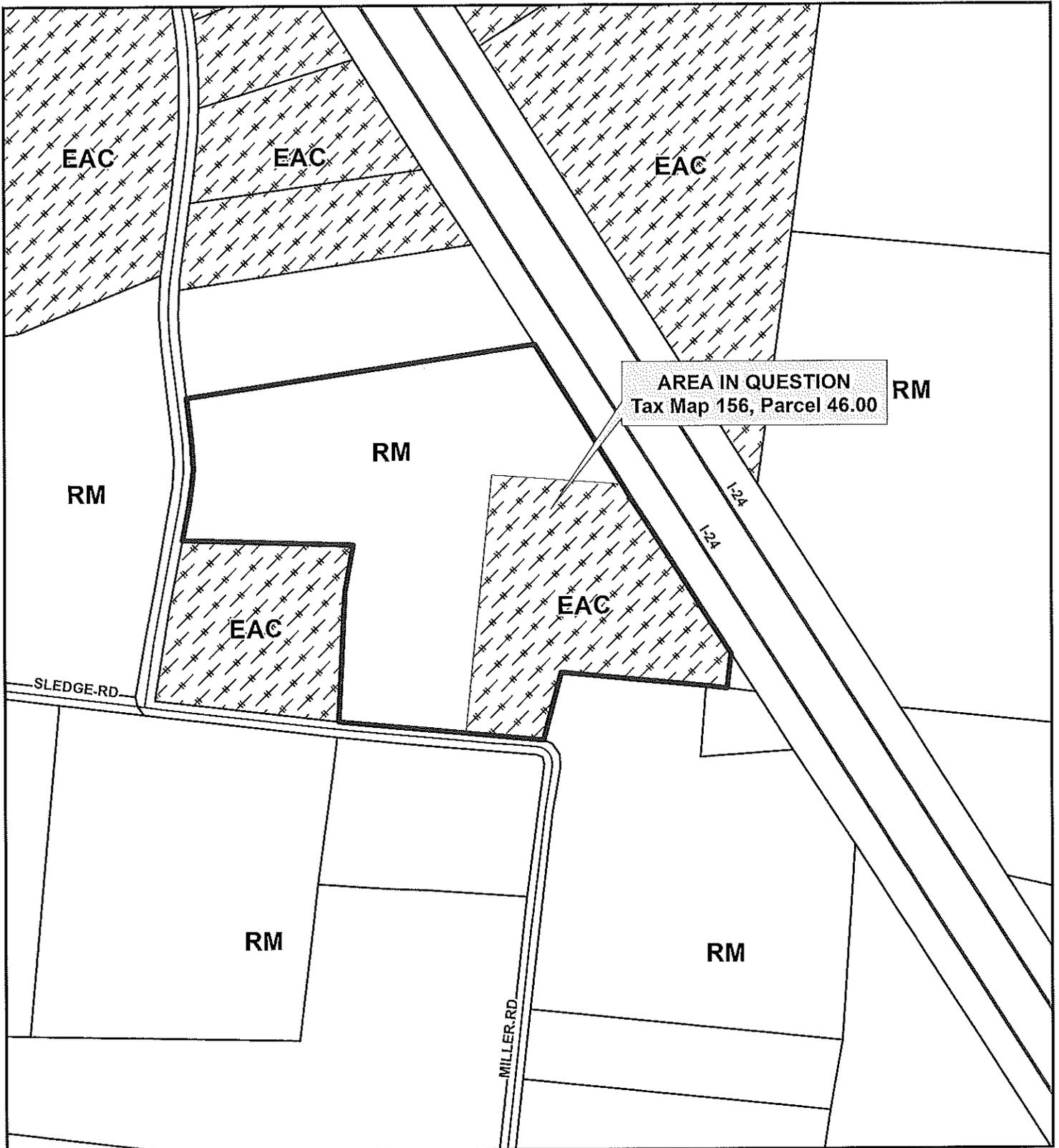
BUCHANAN STORAGE CONCEPT PLAN



Site Acreage = 107 Acres



2016-045



  EAC - Employment & Activity Center  Property In Question

 RM - Medium Density Residential  Hydrants

0 100 200 400 600 800 Feet

