



**Agenda  
Gallatin Regional Board of Zoning Appeals  
Special-Called Meeting**

**Thursday, March 23, 2017**

**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

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

**CITY HALL**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes: February 23, 2017**

**REGULAR AGENDA**

1. **GRBZA RESOLUTION NO. 2017-03  
COOPER, JOHN K.; VARIANCE  
JOHN K. COOPER**

**B-3501-17R**

THE OWNER AND APPLICANT REQUEST A VARIANCE OF 30 FEET FROM THE REQUIRED FRONT YARD SETBACK AND A VARIANCE OF 25 FEET FROM THE REQUIRED REAR YARD SETBACK, PER SECTION 06.02.060 OF THE GALLATIN ZONING ORDINANCE, TO PERMIT CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON A 0.56 (+/-) ACRE PARCEL, ZONED A-AGRICULTURAL RESIDENTIAL DISTRICT, LOCATED AT 164 ODOMS BEND ROAD.

**PUBLIC HEARING**

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

MINUTES OF THE GALLATIN  
REGIONAL BOARD OF ZONING APPEALS  
MEETING

February 23, 2017

MEMBERS PRESENT

James Robert Ramsey, Chair  
Betsy Hawkins, Secretary  
Rick Orgain

STAFF PRESENT

Bill McCord, Director of Planner  
Jillian Ogden, Planner II  
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants

The Gallatin Regional Board of Zoning Appeals met in a regular meeting on Thursday, February 23, 2017 at 6:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. James Robert Ramsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Dr. Orgain led the opening prayer and Chair Ramsey led the pledge of allegiance. Ms. Mudrak called roll.

Approve Prior Minutes

Ms. Hawkins motioned to approve the minutes from the September 24, 2015, Gallatin Regional Board of Zoning Appeals as presented. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Agenda

1. GRBZA Resolution No. 2015-01 – Election of Officers

Dr. Orgain motioned to nominate Mr. Ramsey as Chairman. Ms. Hawkins seconded the motion and the motion passed by unanimous vote.

Chair Ramsey motioned to nominate Dr. Orgain as Vice Chairman. Ms. Hawkins seconded the motion and the motion passed by unanimous vote.

Chair Ramsey motioned to nominate Ms. Hawkins as Secretary. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

2. GRBZA Resolution No. 2017-02 – (B3131-16R) – Community Life Camp – Conditional Use Permit – NCARB - LEED Green Associates – K.P. Young Architect – Public Hearing – The owner and applicant request approval of a Conditional Use Permit per Article 06, Section 06.03.020.C, to build a community camp on a 5.03 (+/-) acre parcel zoned (R40) Residential-40, located at 159 Old Douglas Road.

Ms. Jillian Ogden, Planner II, said this request is for a Conditional Use Permit for a community assembly facility on property zoned (R40) Low Density Residential-40. If approved, a site plan will be presented to the Gallatin Planning Commission for approval. The property is five (5) acres and contains 200 foot tall cell tower and a small maintenance building. No structures will be constructed under the cell tower fall area. The applicant proposes to construct a dining and meeting hall facility, eight (8) two-story cabins, caretaker's residence, sports fields, and parking. The camp is primarily for church based groups and activities. There is a significant amount of flood plain at the back of the property and the proper documentation will be required. The plan shows 87 parking spaces which exceeds the minimum requirement. The general requirements for a Conditional Use Permit are met as well as special conditions for community assembly activity. Staff recommends approval of Resolution 2017-02 with the conditions listed in the staff report.

Ms. Karina Young, representing the applicant, Iglesia Hispana de Nashville, said she agreed with staff conditions.

Chair Ramsey asked the exact use of the facility. Ms. Young responded that it will be a church based camp.

Chair Ramsey asked if the camp construction will be phased. Ms. Young said the main building (meeting and dining hall) and four (4) cabins will be built in the first phase.

Chair Ramsey asked if there will be any permanent residence on the property. Ms. Young said the caretaker will live on the property.

Chair Ramsey asked if adjacent property owners were notified of the proposed facility. Ms. Ogden said notices were mailed to adjacent property owners.

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

Chair Ramsey said the house next to this property was sold and the current resident may not have been notified.

Mr. Bill McCord, Director of Planning, said the code requires notification of those listed on the current tax roll.

Dr. Orgain asked about noise and lighting. Ms. Young said the applicant considered this location is far from the road, next to the creek, where there are a lot of trees. The applicant agreed to work with Staff to increase the landscaping. The applicant also agreed to abide by

the City guidelines regarding lighting. Ms. Ogden said a photometric plan will be required with the site plan if any exterior lighting is requested.

Ms. Hawkins asked the schedule of the events at this proposed facility. Mr. Joshua Rodriquez, with Iglesia Hispana de Nashville, the applicant, said women's retreats, youth camp, vacation bible school (VBS) and other retreats will be held.

Ms. Hawkins asked if the facility will be open to other organizations. Mr. Rodriquez said the church anticipates that it will be used by other organizations.

Chair Ramsey said he would like extra landscaping where the caretaker home is located. Ms. Young said the applicant would be open to extra landscaping at that location.

Chair Ramsey explained the parking areas must be dust free. Ms. Young said the parking will include some impervious surface.

Dr. Orgain asked the size of the church membership. Mr. Rodriquez said the membership is 2500.

Ms. Hawkins asked if there is adequate drainage for the amount of pavement. Ms. Ogden said the stormwater regulations must be met and will be reviewed through the site plan process.

Ms. Hawkins asked about sanitary sewer. Ms. Ogden said Public Utilities will review the plan for sanitary sewer requirements.

Chair Ramsey asked if a restriction should be placed on time to allow operations on the property. Mr. McCord suggested that a church may have Easter and Christmas services after hours.

Ms. Young said the church is trying to be a positive member of the community and will abide by any regulations.

Ms. Hawkins suggested the new owner of the adjacent property be notified before the Conditional Use Permit is approved. Chair Ramsey said he is satisfied that everything was properly done.

Mr. McCord said Staff will attempt to notify the new property owner at the site plan stage.

Dr. Orgain motioned to approve Resolution 2017-02 with the following conditions:

1. The proposed Conditional Use Permit shall be consistent with the one (1) sheet plan prepared by K.P. Young Architect, of Franklin, Tennessee, with project number 201611, dated February 9, 2017.
2. The applicant shall submit a final site plan for review and approval from the Planning Commission, meeting all applicable regulations in the Gallatin Zoning Ordinance.

3. Detailed plans and specifications for water and sanitary sewer installations shall be submitted for approval.
4. The plan/development shall meet 2009 IFC Codes.
5. The plan/development shall meet NFPA 2009 Life Safety Codes.
6. Any structures shall be elevated outside of the flood hazard area.
7. Indicate an area for a future greenway easement. The greenway shall be addressed upon site plan review.

Ms. Hawkins seconded the motion and the motion passed by unanimous vote.

3. Other Business

There was no other business to discuss.

4. Move to Adjourn

There being no further business, Chair Ramsey adjourned the meeting at 6:23 p.m.

Respectfully submitted:

---

Marianne Mudrak, Board Secretary

Approved:

---

James Robert Ramsey, Chair

---

Betsy Hawkins, Secretary



**Agenda**  
**Gallatin Regional Board of Zoning Appeals**

**Thursday, February 23, 2017**  
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes: September 24, 2015**
- **GRBZA Resolution 2017-01: Election of Officers**

**REGULAR AGENDA**

1. **GRBZA RESOLUTION NO. 2017-02** **B-3131-16R**  
**COMMUNITY LIFE CAMP – CONDITIONAL USE PERMIT**  
**NCARB, LEED GREEN ASSOCIATE – K.P. YOUNG, ARCHITECT**

**PUBLIC HEARING**

THE OWNER AND APPLICANT REQUEST APPROVAL OF A CONDITIONAL USE PERMIT PER ARTICLE 06.03.020.C, TO BUILD A COMMUNITY CAMP ON A 5.03 (+/-) ACRE PARCEL ZONED RESIDENTIAL-40 (R40), LOCATED AT 159 OLD DOUGLAS ROAD.

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

FORWARDED TO THE BOARD OF ZONING APPEALS

**ITEM /**

**ITEM 1**



**PLANNING DEPARTMENT STAFF REPORT  
164 Odoms Bend Road - Variance Request – B-3501-17R  
Located on Odoms Bend Road, East of South Water Avenue  
Date: March 23, 2017 (For Vote: April 27, 2017)**

**PUBLIC HEARING**

---

**REQUEST: THE OWNER AND APPLICANT REQUEST A VARIANCE OF 30 FEET FROM THE REQUIRED FRONT YARD SETBACK AND A VARIANCE OF 25 FEET FROM THE REQUIRED REAR YARD SETBACK, PER SECTION 06.02.060 OF THE GALLATIN ZONING ORDINANCE, TO PERMIT CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON A 0.56 (+/-) ACRE PARCEL (TAX PARCEL 148//062.02), ZONED A-AGRICULTURAL RESIDENTIAL DISTRICT, LOCATED AT 164 ODOMS BEND ROAD. (FILE# B-3501-17R)**

**OWNER:** JOHN K. COOPER  
**APPLICANT:** JOHN K. COOPER  
**STAFF RECOMMENDATION:** GMBZA RESOLUTION NO. 2017-03  
**STAFF CONTACT:** JILLIAN OGDEN  
**MBZA MEETING DATE:** March 23, 2017 (For Vote: April 27, 2017)

---

***Commissioners:***

Due to a GIS map error, the variance request was advertised incorrectly by staff as in the R40 Low Density Residential District. It will need to be re-advertised with the correct zoning and setback variance request before voting can take place. Because a public hearing already was advertised, the RBZA meeting on March 23<sup>rd</sup> will still be held. However, this case cannot be voted on for approval or denial until the April 27<sup>th</sup> RBZA meeting. The March RBZA meeting will be used as an opportunity for public input during a public hearing and serve as a work session for the applicants to present their case and receive feedback. A second public hearing will also occur at the April meeting.

Attached is the initial plan submittal by the applicant. The setbacks shown on the plan match the required setbacks for the R40 Low Density Residential District. The correct zoning is A-Agricultural Residential District. The chart below shows the setback requirements for the A zone district and the requested setbacks.

PROPERTY LINE	YARD REQUIREMENT	VARIANCE REQUEST	NEW SETBACK
FRONT	75 FEET	30 FEET	45 FEET
SIDE (*Variance not initially requested but may be required with A-Zoning.)	30 FEET	10 FEET*	20 FEET*
REAR	40 FEET	25 FEET	15 FEET

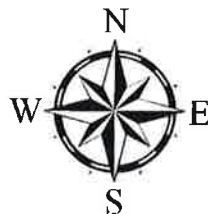
A more detailed report with staff recommendation will be provided for the April agenda item.

**ITEM 1**

**Cooper Variance  
164 Odums Bend Road  
B-3501-17R**



**Zoning: A-Agricultural Residential District**

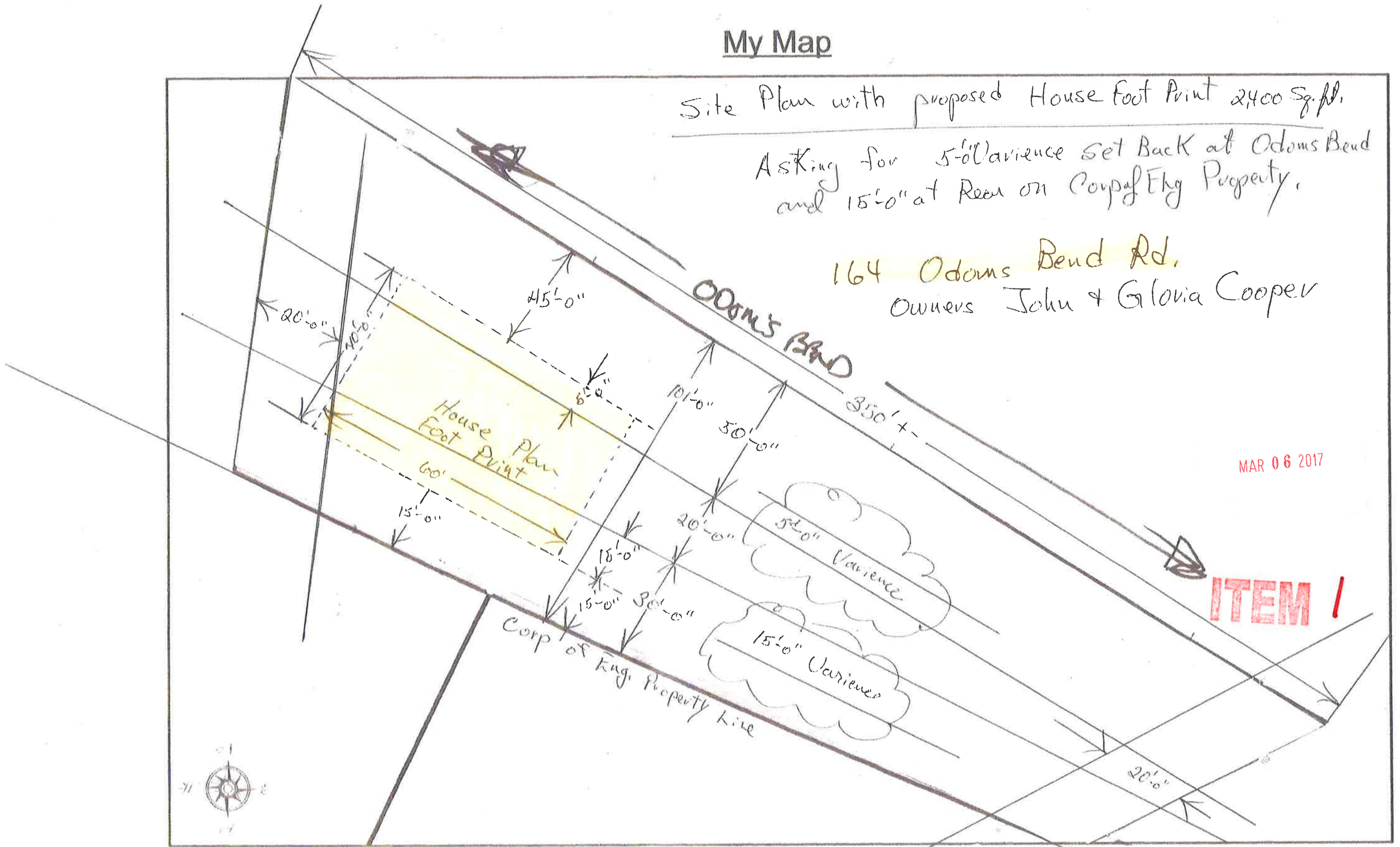




My Map

Site Plan with proposed House Foot Print 2400 Sq. Ft.  
Asking for 5'-0" Variance Set Back at Odams Bend  
and 15'-0" at Rear on Corp of Eng Property.

164 Odams Bend Rd.  
Owners John + Gloria Cooper



MAR 06 2017

ITEM 1



**SUMNER COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

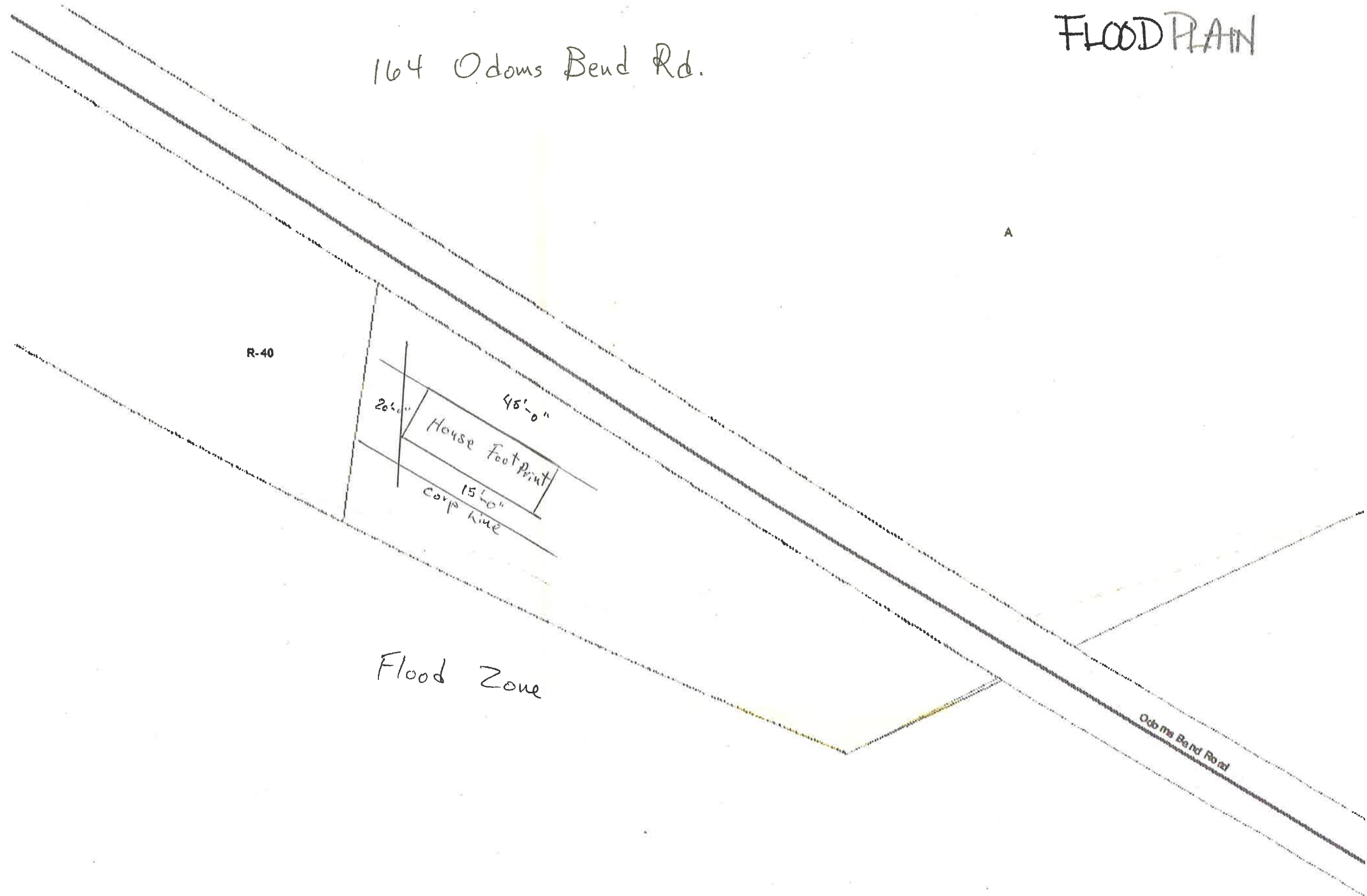
MAP DATE: February 14, 2017



B-3501-17R

# FLOODPLAIN

164 Odoms Bend Rd.



R-40

Flood Zone

B-3501-17R