

**Town of Thompson's Station  
Board of Zoning Appeals  
Special Called Meeting Agenda**

June 6, 2022

**Meeting Called To Order- Roll Call To Determine Quorum And Attendance**

**Consideration Of The Minutes Of The March 18, 2021, Meeting.**

Documents:

[BZA MINS\\_03\\_18\\_2021.PDF](#)

**Agenda:**

**1. A Request For A Special Exception To Allow A Religious Institution Use In A D1 Zoning District For Property Located At 1732 Lewisburg Pike, Port Royal Church Of Christ Applicant.**

Documents:

[ITEM 1- 1732 LEWISBURG PIKE- SPECIAL EXCEPTION INSTITUTIONAL USE D1 BZA REPORT 5-27-22.PDF](#)  
[ITEM 1- 1732 LEWISBURG PIKE- SPECIAL EXCEPTION INSTITUTIONAL USE D1 APPLICATION 5-18-22.PDF](#)

**Adjourn**

*This meeting will be held at 6:00 p.m. in the Thompson's Station Community Center  
at  
1555 Thompson's Station Rd West.*

Town of Thompson's Station  
Board of Zoning Appeals  
Minutes of the Meeting  
March 18, 2021

Call to Order.

The meeting of the Board of Zoning Appeals of the Town of Thompson's Station was called to order at 6:03 p.m. on Wednesday, March 18, 2021, via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by BZA Chairman Mary Herring:

Hello and welcome to this the January 21, 2021, Board of Zoning Appeals meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 71 (which was previously extended by Executive Order # 16, 34, 51, 60 and 65): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Board of Zoning Appeals meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Board of Zoning Appeals to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Board of Zoning Appeals, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Members and staff virtually present were: Chairman Mary Herring; Vice Chairman Lori Clemons; Board Member Bryce Levet; Board Member Kaitlin Riddle; Board Member Jeff Riden; Planning Director Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Mark Samuels, Jason Deal and Eric Gardner representing the applicant.

**Consideration of Minutes.**

The minutes of the January 21, 2021, meeting were previously submitted.

**After discussion, Board Member Riden made a motion to approve the minutes. The motion was seconded and carried by a roll call vote of all present.**

**Roll Call Vote:**

	<u><b>VOTE</b></u>		<u><b>VOTE</b></u>		<u><b>VOTE</b></u>
Chairman Herring	Yea	Vice Chair Clemons	Yea	Board Member Levet	Yea
	<u><b>VOTE</b></u>			<u><b>VOTE</b></u>	
Board Member Riddle	Yea	Board Member Risdén	Yea		

**1. Administrative Review for approval of a sign variance to permit an 11 ft 10in high, 35.44 square foot sign with an electronic message board as part of the overall sign located at 1776 Declaration Way.**

Mr. Wood reviewed his staff report and recommends that the Board of Zoning Appeals review the project and consider, in its discretion, approval of the signage with the following conditions:

1. The sign shall meet the LDO monument sign requirements for a solid base without a single pylon or column.
2. The sign shall not exceed 10 feet in height.

Town Attorney Andrew Mills was present to provide legal context to related to this request, since it comes from a higher form of government. The appellants were present to answer any questions.

Chairman Herring then opened the floor for public comment. The following comments were submitted to the BZA via email:

**Joe Kirby – 3085 Millerton Way**

Subject: A letter in opposition of proposed new Independence HS sign  
 Good afternoon. As a Thompsons Station resident and a Tollgate Village homeowner, my family and I strongly oppose the large electronic sign proposed for the entrance to Independence High School and am writing to implore you to prevent that tacky bright monstrosity from being erected. We bought a home in Thompsons Station because we appreciate the natural beauty and lack of tacky signs and buildings here (as opposed to Main Street in Spring Hill). Besides being a blight on the scenic TS landscape, the proposed sign will create light pollution that will certainly be visible to residents of Tollgate Village and surrounding private residences.

We love having the high school as a neighbor, and support the school in all academic and extracurricular activities, but we are completely opposed to a bright electronic sign measuring over 11 feet tall by over 7 feet wide being erected. This sign is not representative of the Thompsons Station we love.

I am available should you wish to speak with me.  
 Thank you.  
 Joe Kirby

**Ron Vigus – 3837 Somers Lane**

I would like to voice my opposition to the variance request from Independence High School to allow a sign that is not allowed by our Land Development Ordinance. Our Ordinance was adopted to enhance the appearance of our community and this variance would not support that goal. Please share my concerns with the Board of Zoning Appeals.

Ron  
 Ron Vigus

# Board of Zoning Appeals

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## Eva Shiling – 3028 Americus

To whom it may concern,

The residents of Tollgate were just informed that you are going to be deliberating on passing an electrical sign for independence High school. As a resident and tax payer for many years in Thompsons Station, especially a resident of Tollgate Village, I am opposed to such a sign.

After reading on the purpose of such a sign, I would ask you to please consider the consequences of that being placed where it is being considered. First of all, the purpose would be to announce or to make the drivers aware of whatever message it displays.

Do you really..... really want drivers to look at it while they are behind the wheel? Studies have shown that we are wired to look at a bright distracting image.

Especially young teenage drivers!

Consider where this sign is going to be? Any distraction is still a distraction, and your eyes and mind are now being drawn to compete with the road and what that can bring.

This is from an article this past April/ May:

According to Scenic America, "Previous human behavior studies have shown that drivers are hardwired to notice bright, changing lights in their peripheral vision and to anticipate additional motion."<sup>1</sup> And logic would suggest that if advertisers prefer digital signs because they grab our attention, then by default the attention we pay to the road ahead is compromised.

Energy consumption

LEDs are the preferred technology for digital signs, as they are versatile and long-lasting. But is an LED-powered digital sign more energy efficient than an externally illuminated static sign? Probably not. That's due to a variety of factors:<sup>2</sup>

- The number of bulbs involved. Although one LED bulb is more efficient than one incandescent bulb, digital signs are made up of thousands of LED bulbs.

- The number of hours the sign is on. Digital signs are lit all the time, while lamps providing external sign illumination are only lit at night.
- Keeping the LED display cool. Digital signs work best within a certain temperature range. When placed outside and exposed to the elements, they must include a cooling system to ensure the sign doesn't overheat.

The study can be sent to you if you wish. I just didn't want this email to be so long.

While some of our communities welcome digital signs, others prohibit them, and a number of others are not quite sure what to do about the trend.

Municipalities should discuss whether or not digital signs support or detract from the community's desired character. While these sign types may blend in a little along busy commercial highways, they can be more jarring in villages and rural areas. One common example of digital signs outside commercial areas are those for schools, fire departments, and other institutions. While well-intentioned, these signs often contain a lot of information and can be difficult to read, increasing the likelihood of driver distraction.

Brightness & Legibility: Overly bright digital signs can be more difficult to read than standard signs, and contribute to light pollution. In general, digital signs with graphics, multiple colors, many words, or small letters are difficult to read, making them more distracting.

## Board of Zoning Appeals

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View this digital sign displaying constantly changing messaging, a wide variety of flashing/scrolling transitions, and message sequencing. The result is confusing and distracting.

These are just a few points which have to be considered in conjunction with placing this sign out in the front of a busy 4 plus street lane.

There are many more things to consider, which I could go on and on, but I believe these considerations above is enough to make my point.

I am hoping you and all involved will see the impact of such a sign, and will consider not to allow it to be erected.

Thank you for your  
consideration,  
Eva Shiling

### **Mark Scogin - 3413 Colebrook**

I have recently heard about the Independence School Board filing a variance request for a large electronic message display sign to be erected on Columbia Pike. I understand their request will be heard by the Board of Zoning Appeals (BZA) this Thursday (January 21st) at 6pm. Just wanted to remind you our Land Development Ordinance prohibits electronic message signs and also has a size restriction for other static signage.

I am against this variance and all future variances. As the expansion creeps south, please keep the appeal and don't block the scenery. If they want a sign, comply with the requirements.

Thanks.

Regards,  
Mark Scogin

### **Melissa Scogin - 3413 Colebrook**

Good evening,

I'm a resident of Thompsons Station and against placing a large digital sign on Columbia Pike in front of Independence High School. Our Land Development Ordinance prohibits electronic message signs and also has a size restriction for other static signage for a reason and allowing an exception to that would detract from the beauty of Thompsons Station and open a door for others to use to request variances.

Melissa Scogin

### **Brandon Davis - 3433 Milford Dr**

I am a resident of Tollgate Village and just learned about this variance request to install an electronic sign. I would like to ask that you let the BZA know that we would not be in favor of this sign at the street. If Indy wants a sign like this they can install it internal to the campus near the entry to the parking lots but not at the intersection of 31 and their only entrance. This sign would set a precedence to allow flashy signage in our town and I would prefer to not let our town go the way of spring hill. The main drag down there is something to be ashamed of with its abundance of power lines, poles and street side signage.

Sincerely,

Brandon Davis

### **Linda Bistline - 3056 Americus Dr**

Just wanted to voice my opposition to the variance that the high school has requested for the new sign. Electronic message signs, in my opinion, are not in keeping with the rural look we are trying to maintain in Thompson's Station. Have you ever seen a Truck Stop sign that your thought was attractive? I also feel that a sign like this is totally unnecessary in this information age. If the school has a message to get out to the students or their families, put it on the website; school calendar; email it; phone; Facebook...take your pick. Obviously the school has been communicating with its students and families for years prior to this without an electronic sign. Please do not grant this variance.

Linda Bistline

**After discussion, Board Member Levet made a motion to defer Item 1, an administrative review for approval of a sign variance to permit an 11 ft 10in high, 35.44 square foot sign with an electronic message board as part of the overall sign located at 1776 Declaration Way for 30 days or until the appellant resubmits the revised request. The motion was seconded, and a roll call vote was taken:**

**Roll Call Vote:**

	<b><u>VOTE</u></b>		<b><u>VOTE</u></b>		<b><u>VOTE</u></b>
Chairman Herring	Yea	Vice Chair Clemons	Yea	Board Member Levet	Yea
	<b><u>VOTE</u></b>		<b><u>VOTE</u></b>		
Board Member Riddle	Yea	Board Member Risten	Yea		

There being no further business, the meeting was adjourned at 7:18 p.m.

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Mary Herring, Chairman

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Regina Fowler, Town Recorder

**PROJECT REQUEST**

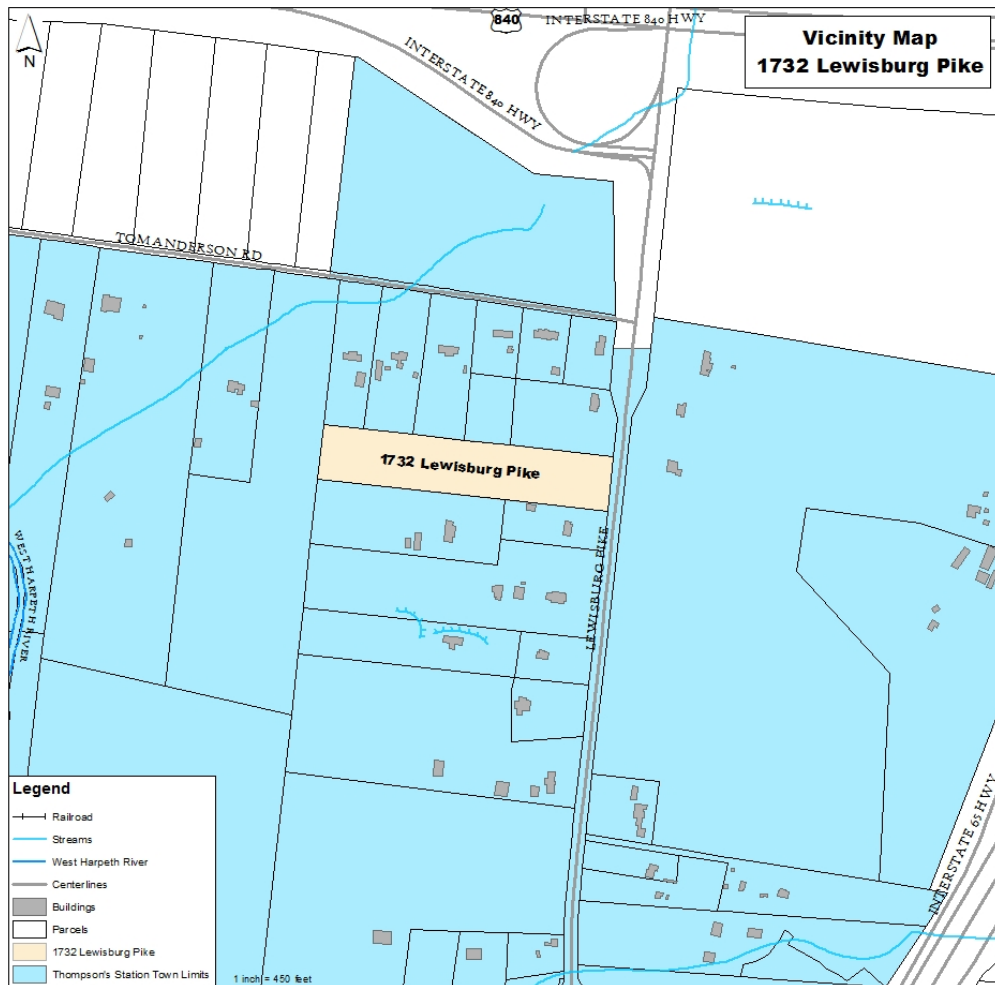
Request for a Special Exception to permit a Religious Institution Use in a D1 zone

**PROJECT DESCRIPTION**

The applicant, Port Royal Church of Christ, requests approval of a Special Exception for a Religious Institution Use on property at 1732 Lewisburg Pike within a D1 zoning district.

**PROCESS & PROCEDURE**

Under the Tennessee Code and the Land Development Ordinance (LDO), the Board of Zoning Appeals (BZA) is empowered to hear applications for Special Exceptions for specified uses as part of the three enumerated powers of a BZA (the other two powers being Administrative Review and Variances). A Special Exception is a determination by the BZA that would permit a practice that is not consistent with a specific provision of the LDO but is justified by its intent. In other words, a Special Exception requires the BZA to determine if the proposed use requested can be located on a given site without detriment to the property where the use is proposed or to the surrounding properties.



**LDO CITATIONS**

The following provides the relevant citations from the LDO related to Special Exceptions:

1.3 Definitions

...

**Special Exception:** a ruling that would permit a practice that is not consistent with a specific provision of this ordinance but is justified by its Intent.

...

4.5 Lot Use Restrictions

4.5.1 General to all zones:

a. Lot use and building type is limited according to Table 4.1, Table 4.2, Table 4.3 and Table 4.4.

...

...

**TABLE 4.4 O2, G1, G2 USE ZONES LAND USE**

USE	D1	D2	D3	NC	CC	IL	IM
INSITUTIONAL							
Religious institution	S	S	S	S	P	P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

...

5.5.4 Town Board of Zoning Appeals

...

- j. Special Exceptions. The BZA establishes the following procedure to provide procedures for review of a proposed use as a conditional use or special exception. The procedure shall be the same whether review is required by this ordinance or whether a review is requested by the Town Planner to determine whether a proposed use is potentially noxious, dangerous or offensive.
  - i. Application. An application shall be filed with the BZA for review. Said application shall show the location and intended uses of the site, the names of the property owners, existing land uses within two hundred (200) feet, and any other material pertinent to the request which the BZA may require.
  - ii. A shall hold a hearing to decide whether the proposed special exception can be operated without detriment to the property or surrounding land uses. The Board shall consider and decide all applications for variances within thirty (30) days of such hearing and in accordance with the standards provided below. A fee, as determined by the Thompson’s Station Board of Mayor and Aldermen and included within the fee schedule posted in the Town Hall, shall be charged to cover review and processing of each application.
  - iii. Restrictions. In the exercise of its approval, the BZA may impose such conditions upon the proposed uses of buildings or land as it may deem advisable in the furtherance of the general purposes of this ordinance.
  - iv. Validity of Plans. All approved plans, conditions, restrictions, and rules made a part of the approval of the Board shall constitute certification on the part of applicant that the proposed use shall conform to such regulations at all times.



- v. General Requirements. A special exception shall be granted provided the Board finds that the activity will not adversely affect area property and is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected. Special exceptions must also conform to all applicable provisions of this ordinance for the district in which it is to be located and is within the provision of “Special Exceptions” as set forth in this ordinance.
- vi. Special Exceptions Appeals. Any person or agency of the Town government may appeal to a court of competent jurisdiction from the BZA decision as provided under statutes of the State of Tennessee. The judgment and findings of the BZA on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this article shall be final, and subject to review only for illegality or want of jurisdiction. A fee, as per the Fee Schedule of Thompson’s Station, shall be charged to cover review and processing of each application for a special exception.

...

### **ANALYSIS**

The Port Royal Church of Christ makes application under Section 5.5.4(j) for review of a Special Exception for a Religious Institution use to be permitted at 1732 Lewisburg Pike. The property at 1732 Lewisburg Pike consists of 6.93 acres and is zoned D1, which permits single family residential uses by right and Religious Institution uses only by approval of a Special Exception by the BZA. The property is bordered to the north, south, and east by single family residential uses, while the property to the west is vacant. A Religious Institution use is permitted only by the BZA, per the standards of Section 5.5.4(j) provided in the section above in this report.

The proposed church is proposed to be single story, with a phased construction plan to build a 6,000 square foot church building in Phase 1 with an expected capacity of 150 and a 6,000 square foot expansion building in Phase 2 for a capacity of 240. The parking is also phased with 92 spaces in Phase 1 and an additional of up to 55 spaces in Phase 2. The applicant has offered these additional points of description for their facility for the BZA’s consideration:

**Zoning Special Exemption:**

The church is seeking a special zoning exemption from the Thompson’s Station Board of Zoning Appeals to allow the development to move forward. It is anticipated that the impact on neighboring properties will be relatively low, especially in comparison with other potential developments that could take place at the site. Impact considerations include the following partial list:

- The church normally meets on Sunday mornings for a 1-hour period of Bible study and about a 1-hour period of worship (10 AM to 12 PM). The church also regularly meets for about an hour on Wednesday evenings (7 PM to 8 PM). About 2 times per year, the church holds a few special services that normally occur either over a weekend or from Monday to Friday evenings. These special services are usually about 1 hour each.
- The Port Royal Church of Christ is a smaller church, with an expected maximum building occupancy of 150 for Phase 1. The maximum occupancy is expected to be about 250 once Phase 2 is complete.
- The church facility will be single-story and will not include recreational facilities, a secular school, daycare facilities, or even a kitchen. The facility’s use will be limited to periods of Bible study and worship.
- The church follows a simple pattern for worship which includes A Cappella singing, with no musical instruments, so sound impact is not expected to be significant.

The LDO does not require any specific conditions related to approval of an Institution Use within a D1 zone, so the BZA will need to weigh the information provided against the provisions of the LDO that do generally provide for Special Exceptions in Section 5.5.4(j) (i) – (vi). The most significant of these is in subsection (v), which specifies that any use approved as part of a Special Exception is not a detriment to the subject property or the surrounding properties.

In Staff's review, while there will be an impact with a non-residential use being allowed in a predominantly residential area, this property is along a state highway and there are other institutional uses within a ½ mile of this site. Additionally, the property across Lewisburg Pike is zoned Community Commercial, which will allow an array of nonresidential uses, including institutional uses, by-right. The description of the church as being used for worship services on Sunday mornings and Wednesday evenings, with no recreational, daycare, or other uses does limit the impact this non-residential use would have on the surrounding properties. If approved, this site would use an on-site septic system, which will increase the amount of open space left on site, post development. This use, if approved, would require the inclusion of a type 2 buffer to provide at least some buffering to the adjoining residential uses. Nothing noted in the site plan or letter from the applicant indicate that this use would be a detriment to the subject lot or to the surrounding properties.

In Staff's review, this use will not adversely impact the property at 1732 Lewisburg Pike or the surrounding area. Additionally, Staff finds that the use will not harm the public's health, the public's safety or the public's welfare. Therefore, Staff recommends approval of this request for a Special Exception for a Religious Institution use, with conditions.

#### **RECOMMENDATION**

Staff recommends approval of the Special Exception for a Religious Use at 1732 Lewisburg Pike with the following findings of fact and conditions:

1. The BZA finds that the proposed use will not adversely affect the property or surrounding properties.
2. The BZA finds that the proposed operation will not harm the public's health, safety, or welfare.
3. The BZA finds that the Special Exception is justified by the intent of the proposed use and operation submitted in the application by the Applicant.
4. All the applicant's submittal items shall become part of this Special Exception Permit, which shall run with the land, not the applicant.
5. Any enlargement or alteration of the Site Plan, as included in this approval, shall require the review and approval of the Special Exception Permit by the BZA.
6. Any change to the Religious Institution use, as described in the applicant letter to the BZA, shall require the review and approval of the Special Exception Permit by the BZA.
7. The applicant shall obtain approval for the septic system on site from the Williamson County Sewerage Disposal Department (WC SDD) prior to the submittal of a Site Plan for this use.
8. The applicant shall submit the Site Plan, as approved by the BZA and after WC SDD approval of a septic system, designed to meet all LDO standards to the Design Review Commission and the Planning Commission for their review and approval.

#### **ATTACHMENTS**

BZA Application & Applicant's Letter to the BZA

**Town of Thompson's Station  
Community Development Department**  
P. O. Box 100  
1551 Thompson's Station Road West  
615-794-4333



**APPLICATION FOR BOARD OF ZONING APPEALS**

**Project/Site Information:** (Please print)

Property Address: 1732 LEWISBURG PIKE, TS, 37064  
Business/Company: PORT ROYAL CHURCH OF CHRIST Phone: 615-981-6581 (PHIL COLLINS CELL)  
Mailing / Street Address: 1213 SCHOOL ST  
City, State, Zip: SPRING HILL, TN 37174

**Board of Zoning Appeals Application Type:**

- Appeal of Administrative Decision
  - Provided written explanation of the decision to be appealed.
- Special Exception
  - Provided use packet describing use.
- Floodplain Variance

**Parcel / Property Information:**

Parcel Address: 1732 LEWISBURG PIKE  
Tax Map & Parcel #: 145, PARCEL 2300.01 Acreage: 6.93 ACRES  
Owner Name: Terri Lynn Dixon (surviving spouse of Gary D. Dixon)  
Owner Address (if different from Parcel Address):  
7017 Tartan Drive, Brentwood, TN, 37027-7917  
Deed Book & Page #: BOOK # 1128, PAGES 848-851

Check one:  sewer  septic

**Completed Property Owner(s) Statement- page 3.**

**Consultant/Point of Contact Information:** (Please print)

Name: Phil Collins

Company: Port Royal Church of Christ Phone #: 615-981-6581

Street / Mailing Address: 1213 School Street

City, State, Zip: Spring Hill, TN 37174

E-mail: phil.collins.msu@gmail.com

Subdivision / Project Name: \_\_\_\_\_


Plat Book & Page #: \_\_\_\_\_ Lot #(s): \_\_\_\_\_

**Project Description:**

See applicant's letter

\_\_\_\_\_

\_\_\_\_\_



Signature of Applicant

5/16/2022

Date

## PROPERTY OWNER(S) STATEMENT

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON  
TOWN OF THOMPSON'S STATION

I / We, Terri Lynn Dixon (surviving spouse of Gary D. Dixon), declare that I / we am / are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I / we do, by my / our signature(s) on this agreement, absolve the Town of Thompson's Station of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I / We declare that all encumbrances on the subject property are shown on the submitted plan/disclosed in the application (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I / we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the Town of Thompson's Station.

I / We hereby grant the Town admittance to the subject property as necessary for processing of the project application.

I / We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed:  dotloop verified  
05/17/22 11:58 AM CDT  
EMJ2-SF52-7NXR-YL4A

Date: 05.17.22

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Port Royal Church of Christ  
1213 School Street  
Spring Hill, Tennessee 37174

May 11, 2022

Mr. Micah Wood  
Town of Thompson's Station, Tennessee  
1551 Thompson's Station Road West  
Thompson's Station, Tennessee 37179

Reference:                   Zoning Special Exemption Request

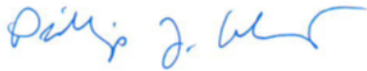
Dear Mr. Wood:

In accordance with our recent discussions, the Port Royal Church of Christ is hereby requesting a special exemption to the zoning for the property located at 1732 Lewisburg Pike in Thompson's Station. We have a contract to purchase the property and would like to obtain the special exemption prior to closing on the property, which is currently scheduled for June 14, 2022.

Attached is a brief narrative summarizing our planned development, as well as a conceptual site plan and associated conceptual exterior elevation drawings for use in your review.

Please let me know if you have any questions or if you need additional information.

Warm Regards,



Phillip J. Collins

Attachments:

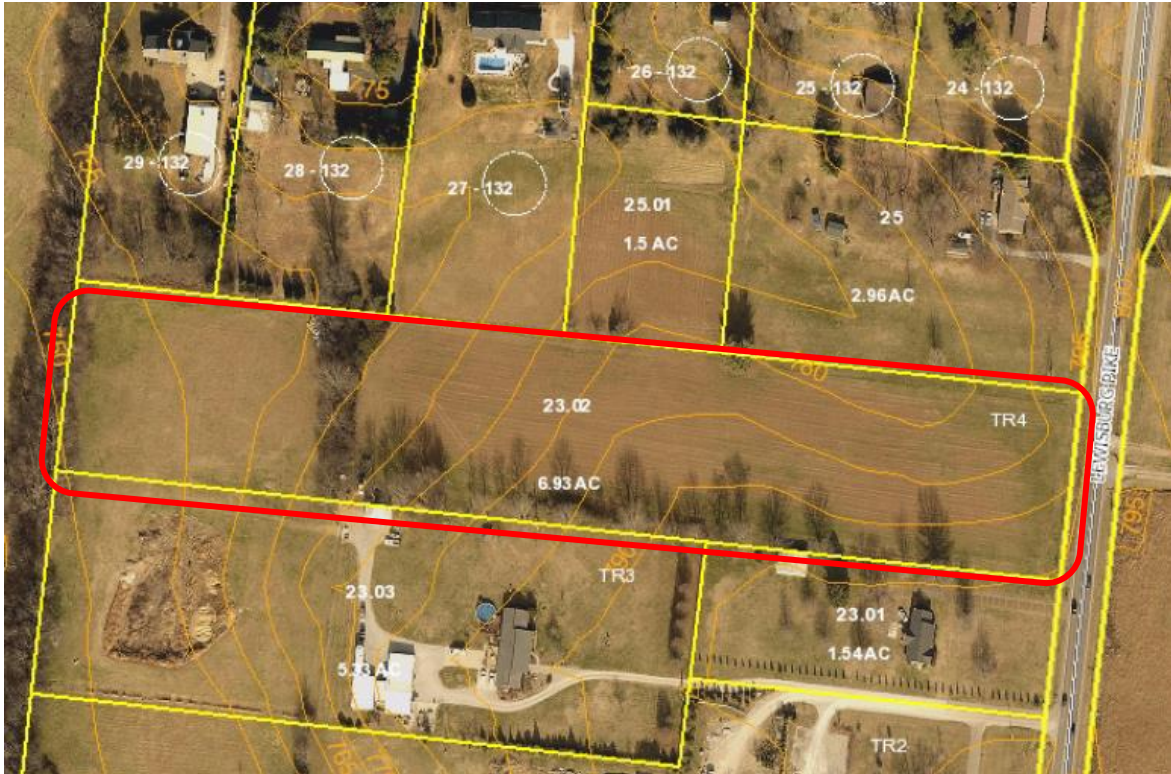
Project Narrative  
Aerial Image of Site  
Conceptual Site Plan  
Conceptual Elevation Drawings

Port Royal Church of Christ

Project Narrative for proposed church facility at 1732 Lewisburg Pike, Thompson's Station, Tennessee

**Introduction:**

The Port Royal Church of Christ is currently under contract to purchase approximately 6.93 acres at 1732 Lewisburg Pike for the development of a church facility. The planned development area of the site will be about 5.43 acres (see below for aerial).



See below for Google Earth streetview image of the site.





**Planned Development:**

The church plans to construct a single-story facility that will include an auditorium/sanctuary and classroom spaces. Two phases of development are planned, beginning with an approximately 6,000 square feet building with 92 parking spaces and associated drive areas for Phase 1. Phase 2 will include a future 6,000 square feet expansion with an additional 50 to 55 parking spaces. Construction is expected to consist of either wood framing or a pre-engineered metal building with veneer to provide an aesthetically pleasing exterior. The structure is expected to include a slab on grade, with shallow spread footing and wall footing foundations.

The Phase 1 capacity is expected to be about 150 people, and the Phase 2 capacity will be about 250 people.

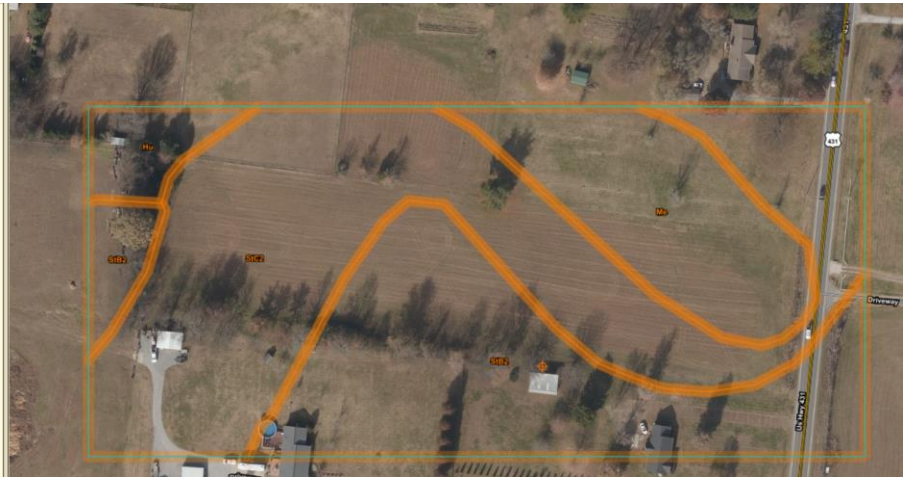
**Zoning Special Exemption:**

The church is seeking a special zoning exemption from the Thompson's Station Board of Zoning Appeals to allow the development to move forward. It is anticipated that the impact on neighboring properties will be relatively low, especially in comparison with other potential developments that could take place at the site. Impact considerations include the following partial list:

- The church normally meets on Sunday mornings for a 1-hour period of Bible study and about a 1-hour period of worship (10 AM to 12 PM). The church also regularly meets for about an hour on Wednesday evenings (7 PM to 8 PM). About 2 times per year, the church holds a few special services that normally occur either over a weekend or from Monday to Friday evenings. These special services are usually about 1 hour each.
- The Port Royal Church of Christ is a smaller church, with an expected maximum building occupancy of 150 for Phase 1. The maximum occupancy is expected to be about 250 once Phase 2 is complete.
- The church facility will be single-story and will not include recreational facilities, a secular school, daycare facilities, or even a kitchen. The facility's use will be limited to periods of Bible study and worship.
- The church follows a simple pattern for worship which includes A Cappella singing, with no musical instruments, so sound impact is not expected to be significant.

**NRCS Web Soil Survey Map:**

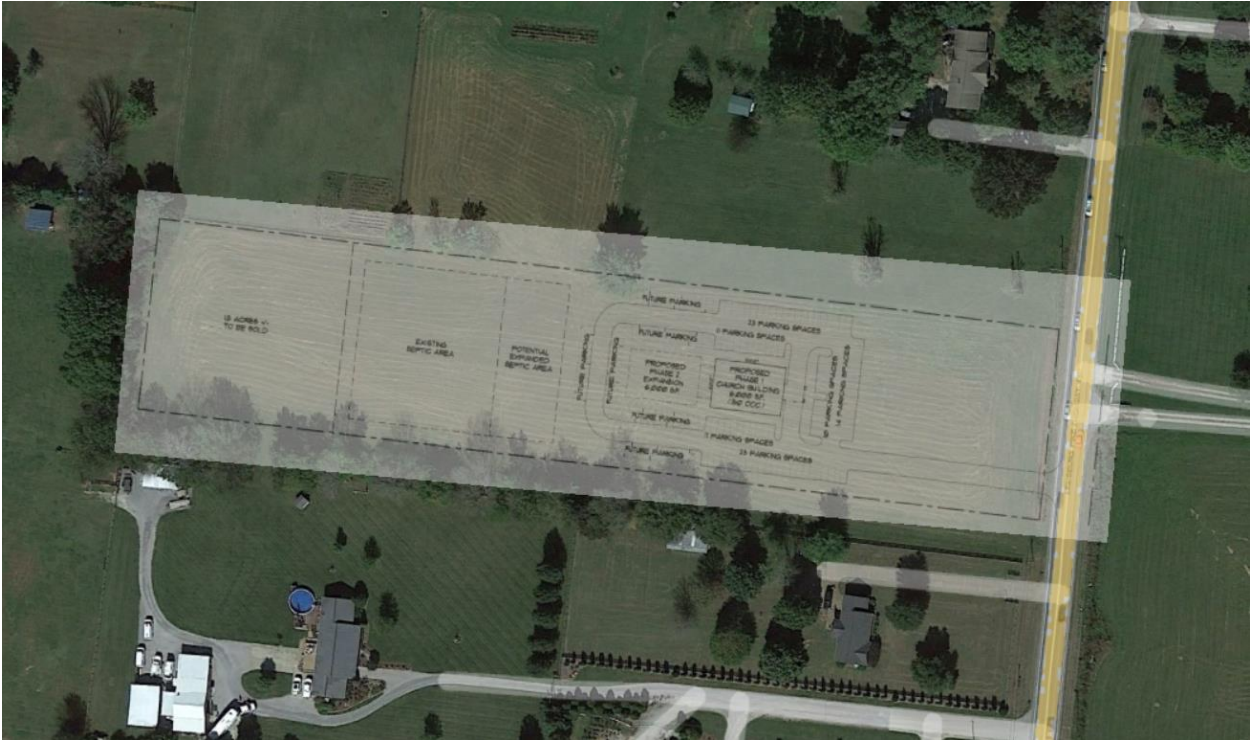
Williamson County, Tennessee (TN187)			
Williamson County, Tennessee (TN187)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, phosphatic	0.5	3.8%
Me	Melvin silt loam, phosphatic	1.9	16.0%
StB2	Stiversville silt loam, 2 to 5 percent slopes	4.0	33.0%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	5.7	47.1%
<b>Totals for Area of Interest</b>		<b>12.1</b>	<b>100.0%</b>



**Excerpt from Tennessee Division of Geology, Bethesda Quadrangle Map, 1963:**



Conceptual Site Layout overlaid onto aerial from Google Earth images:



Properties Adjacent to 1732 Lewisburg Pike (located within 200 feet of property lines on all sides)

1742 Lewisburg Pike  
Raymond Joseph Cooney, Jr.  
1.54 acres  
Property Type – Residential

1746 Lewisburg Pike  
Robert and Teresa Dixon  
5.40 acres  
Property Type – Residential (business located at rear of property)

1726 Lewisburg Pike  
Cynthia House  
3 acres  
Property Type – Residential

Lewisburg Pike (no # - located behind 1726 Lewisburg Pike)  
Ronald and Diane Cobb  
1.35 acres  
Property Type – Residential

1748 Lewisburg Pike  
Efd Forrest Dev. LLC  
9.37 acres  
Property Type – Residential (business(es) located on property)

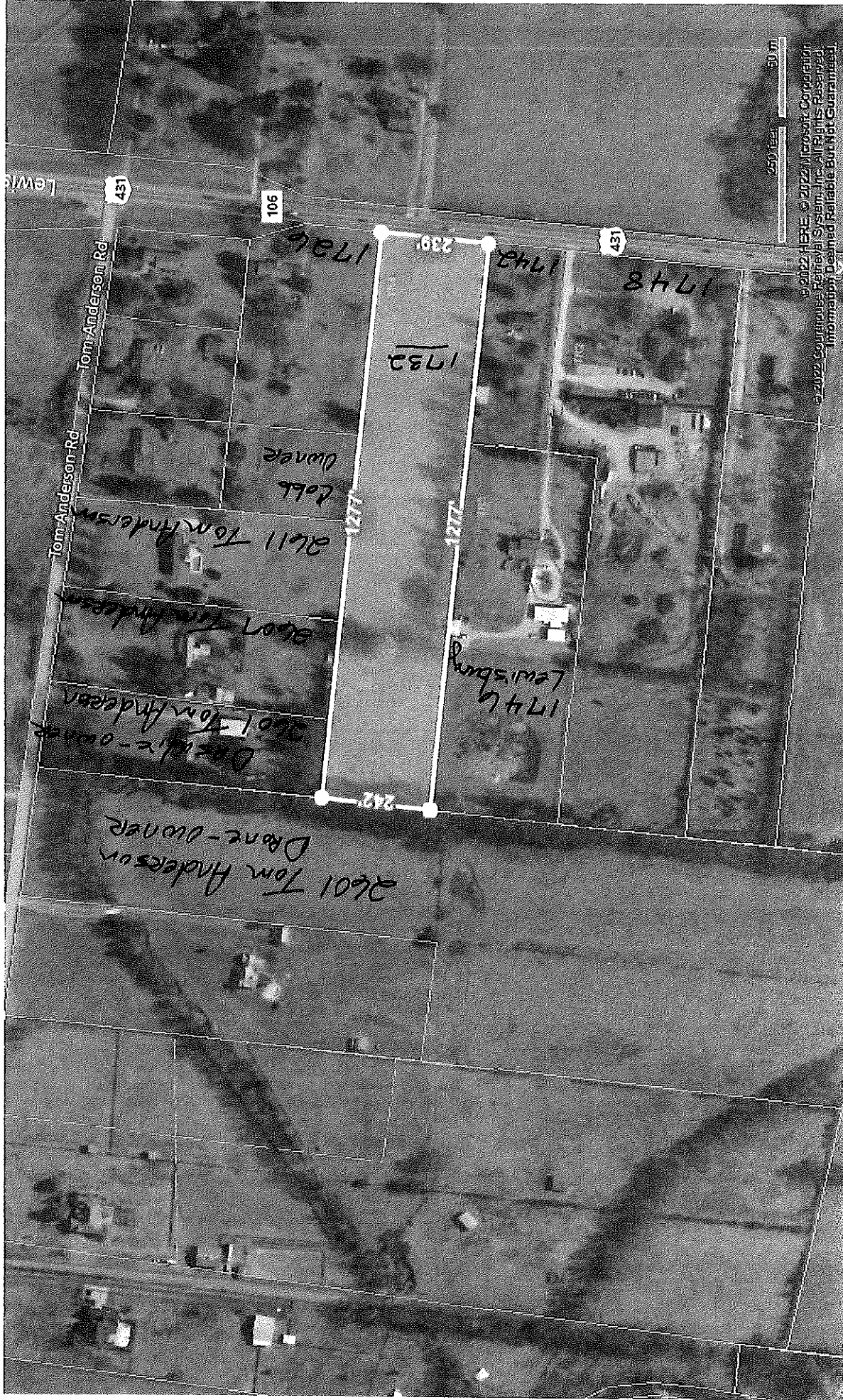
2601 Tom Anderson Rd.  
Boris Orsulic  
2.67 acres  
Property Type – Residential

2607 Tom Anderson Rd.  
John and Patti Decker  
3.10 acres  
Property Type – Residential

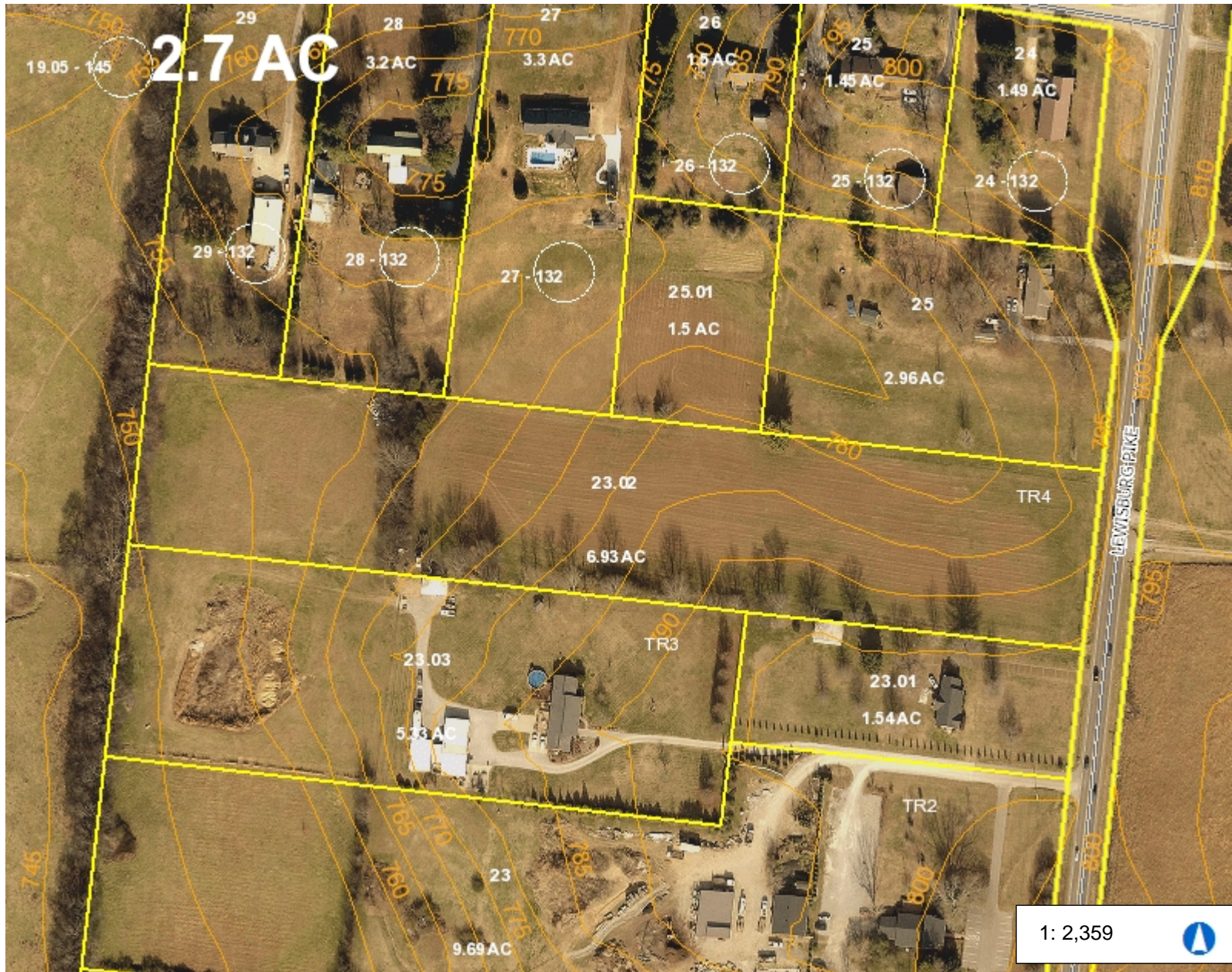
2611 Tom Anderson Rd.  
Jeffrey and Jeanne Pleasant  
3.04 acres  
Property Type – Residential

2601 Tom Anderson Rd.  
Phillip and Jeanne Drone  
18.64 acres  
Property Type – Agricultural

Map for Parcel Address: 1732 Lewisburg Pike Franklin, TN 37064 Parcel ID: 145 023.02 000



# Tools & Features Demonstration Site



## Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- 5ft Contours
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS

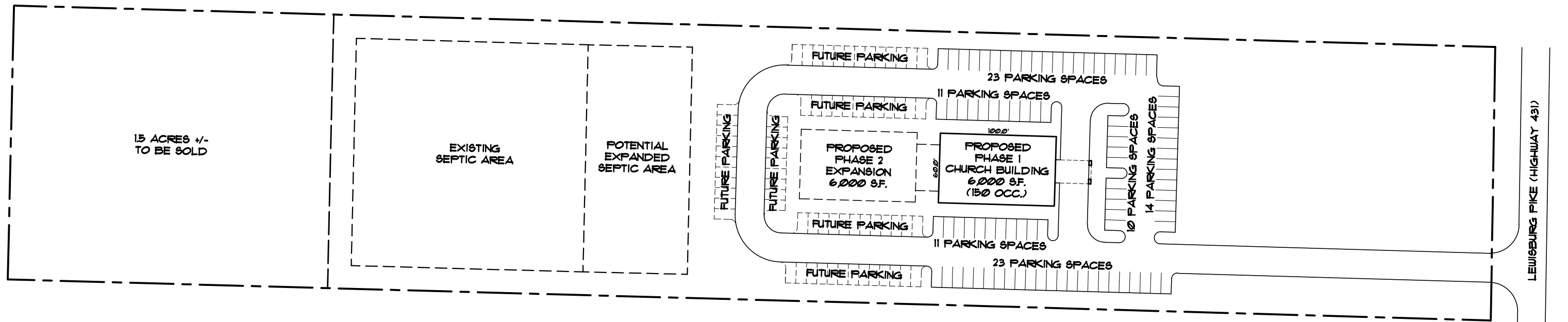
## Notes

0.1 0 0.04 0.1 Miles

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1732 LEWISBURG PIKE, FRANKLIN, TN 37064

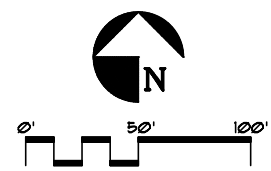
## CONCEPTUAL SITE PLAN

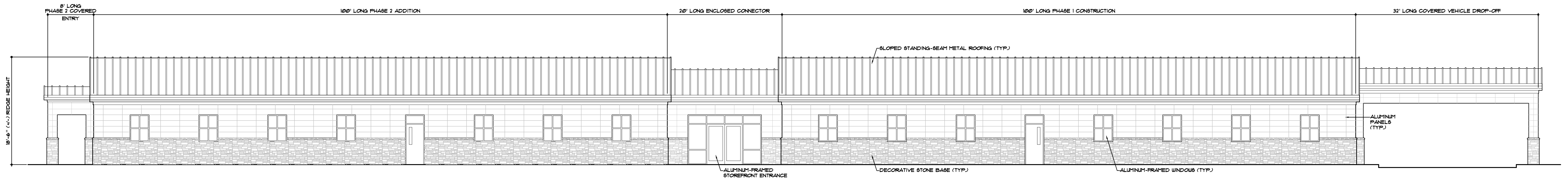
ZONING: (UNKNOWN)  
 LOT AREA: 6.93 ACRES

PROPOSED CHURCH LOT = 5.43 ACRES (6.93 - 1.5 = 5.43)  
 (NOTE: TOTAL PROPOSED AREAS ARE APPROXIMATE ONLY.)

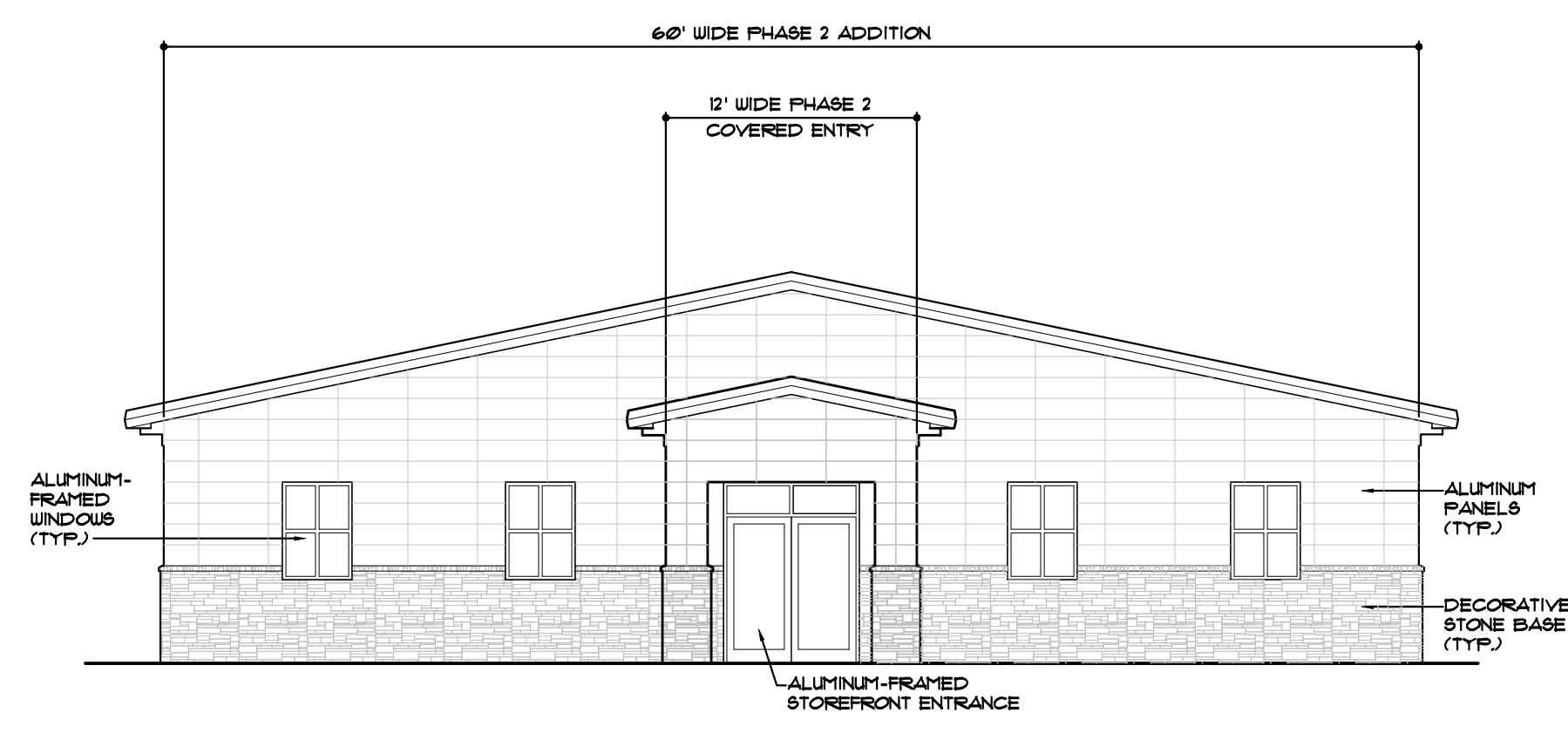
DATE: APRIL 25, 2022

SCHEME NO. 1

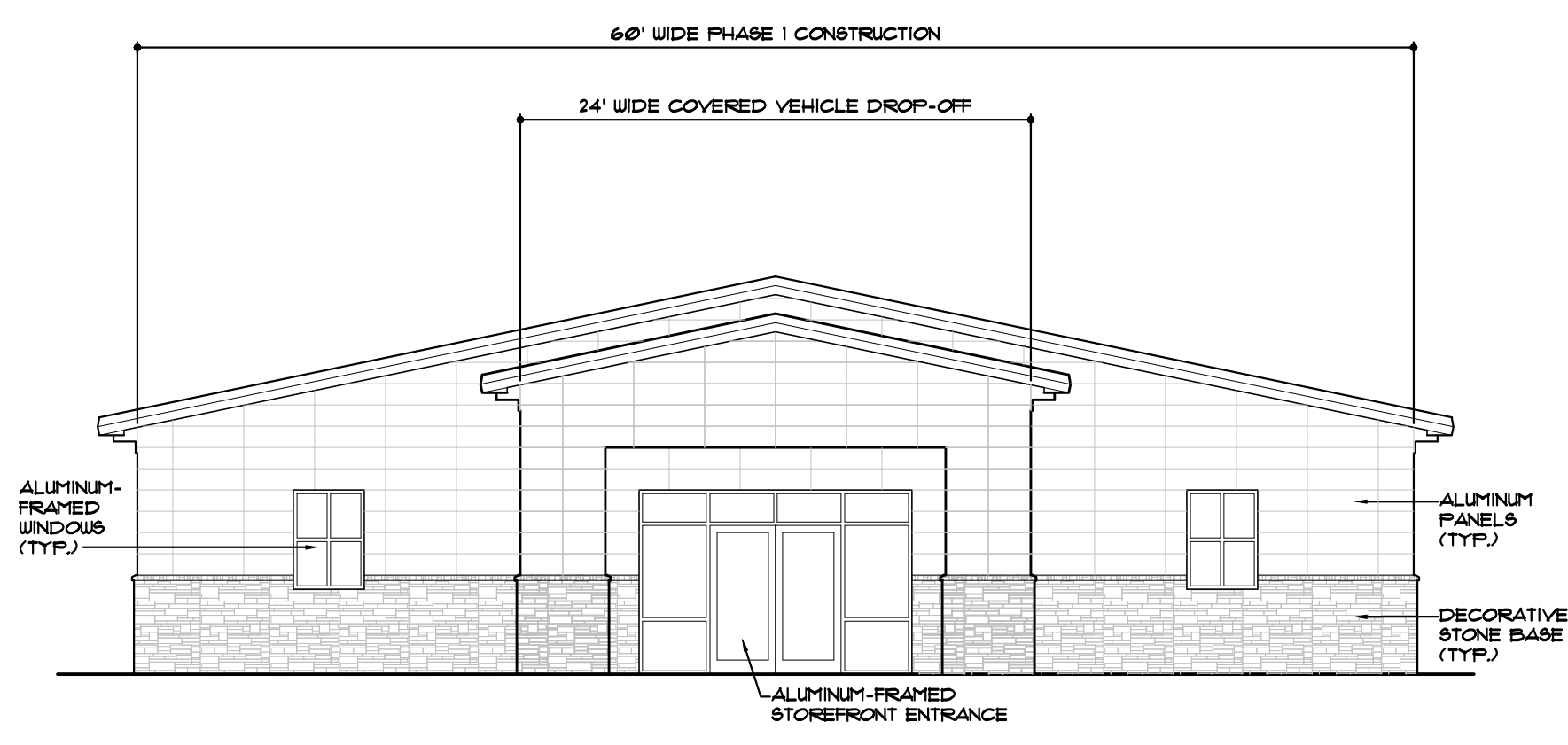




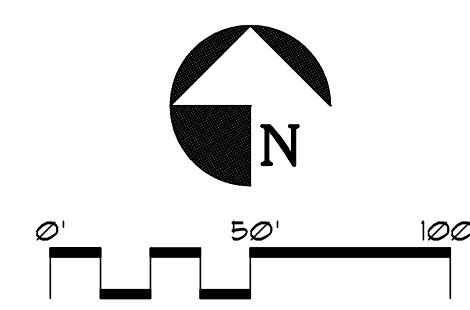
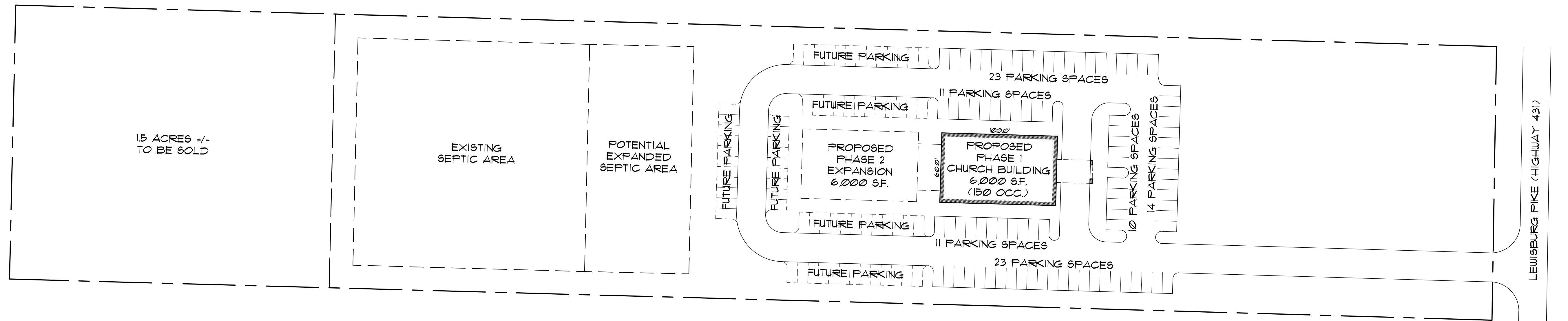
(NORTH ELEVATION SIMILAR)  
**CONCEPTUAL SOUTH ELEVATION**  
 0' 2' 4' 8'



**CONCEPTUAL WEST ELEVATION**  
 0' 2' 4' 8'



**CONCEPTUAL EAST ELEVATION**  
 0' 2' 4' 8'



1732 LEWISBURG PIKE, FRANKLIN, TN 37064  
**CONCEPTUAL SITE PLAN**  
 ZONING: (UNKNOWN)  
 LOT AREA: 6.93 ACRES  
 PROPOSED CHURCH LOT = 5.43 ACRES (6.93 - 1.5 = 5.43)  
 (NOTE: TOTAL PROPOSED AREAS ARE APPROXIMATE ONLY.)  
 SCHEME NO. 1

Harber Architecture, Inc.  
 1303 Springfield Hwy, Goodlettsville, TN 37072  
 Phone: 615-497-5043 Email: normharber@gmail.com

ISSUE DATE:  
 5/10/22

REVISIONS:

**PROPOSED CHURCH BUILDING**  
 1732 LEWISBURG PIKE, FRANKLIN, TN 37064

SHEET NUMBER  
**A-1**