



Item 7.A.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Providence Church Expansion

Address:

2293. S. Rutland Road

Legal Description:

Map(s) - 095

Parcel(s) – 001.00

District:

4 – Jennifer Milele

Applicant:

Kevin Gangaware,
CSDG

Property Owner:

Providence Church of
Mt. Juliet

Request:

Site Plan

Zoning:

RS-10 PUD

Attachments:

Site Plan

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant requests site plan modification approval for an addition to Providence Church on S. Rutland Road.

Description/History: This is an existing church on the north side of S. Rutland Road. The addition will add 9,428sf to the building and includes additional parking and related improvements.

Zoning: The property is zoned RS-10 PUD. The church received a conditional use permit for the initial church building, through the Board of Zoning Appeals on November 10, 2011. The church also received an additional conditional use permit through Board of zoning appeals on April 9, 2026, for the expansion request.

Zoning Regulations/Code References:

Article VI Commercial District Regulations

6.103 Bulk Regulations: This plan is compliant with all bulk regulations, excepting any waivers or conditions listed below.

6-103.7 Commercial Design Standards: The addition will match the existing structure in architectural form. Two waivers are requested and detailed below, including façade materials and HVAC screening.

Article IX Parking: The plan is compliant with all vehicular and pedestrian access regulations. A future parking expansion area is noted on the plans.

Article X Landscaping: The plan is currently under review. Comments are via separate cover. Deficiencies shall be addressed prior to submission of construction plans to Public Works.

Waiver/Variance Requests:

1. **Building Façade Material** – As shown **P&Z STAFF SUPPORTS**
2. **Parapet Walls for HVAC Screening** - As shown **P&Z STAFF SUPPORTS**
3. **Building Height** – To exceed 35' in areas due to grade. **P&Z STAFF**

SUPPORTS

Summary: This site plan modification is for a 9,428sf addition to Providence Church with associated improvements. The BZA has already issued a conditional use permit for expansion of this conditional use in residential zoning. The waivers detailed above are subject to Planning Commission approval.



Recommendation: Staff recommends approval of the Site Plan Modification for an addition to Providence Church on S. Rutland Road subject to the following conditions.

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. Landscape plan comments are via separate cover and any comments received shall be addressed before submittal of construction drawings to Public Works.
2. Additional signage, if proposed, shall be applied for via separate application to the Planning Department.
3. All brick shall be clay, baked and individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
5. Wall mounted exterior lighting fixtures shall be decorative sconce type.
6. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
7. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. Provide bicycle parking per the requirements of 6-103.7.
12. Provide a trash cans in decorative enclosures per 6-103.7.
13. Revise the dumpster enclosure gates to less resemble corrugated metal.
14. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. General Note: EPSC measures shall not be installed within preserved landscaping buffers.
4. Sewer availability has been requested and granted.
5. Roof drains shall be subsurface.
6. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
7. The development submitted an event management plan. The increase in traffic is being mitigated by opening both drives for egress with traffic control officers along Rutland Drive. Internal attendants and signage will be utilized as needed.

WWUD:

1. The proposed private fire hydrants shall be painted white.
2. A fire line meter shall be required.

Wilson County Schools:

1. No Comments Received.