



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Joy Church Hope Center
Site Plan
Map - 054
Parcel(s) – 033.00

Request: ParaDesign, on behalf of Joy Church, requests site plan approval for an 8,000sf “hope center” structure on the church campus located in district 1.

Overview: The property is located on the northwest quadrant of the Lebanon Road/Benders Ferry intersection and includes 26.54 acres total. Disturbed for this development is approximately 1.47 acres. The zoning is CTC and religious facilities are permitted conditionally in this district. As this proposal does not increase the number of sanctuary seats another conditional use permit is not required. Proposed for this location is an 8,000sf building and associated improvements, to be located at the southeast portion of the site. In 2021, the church constructed a coffee house on this campus, the hope center will be located to the east of this facility.

Bulk Regulations: This proposal does not violate any bulk regulations. Impervious surfaces are 32.46%, building coverage is 12%, both under the maximums of 70% and 50% respectively for the entire campus including the new structure. Building setbacks are correctly rendered.

Access: Access to Lebanon Road or Benders Ferry Road is not proposed; all access will be through the existing church parking lot, which has access via Benders Ferry Road. A driveway from the existing church parking lot will be constructed, south, to reach the hope center. Sidewalk connections are provided. Sidewalk is widened to 7’ where adjacent to vehicle overhang.

Parking: Thirty-three parking spaces are provided around the hope center, two ADA accessible. Space is reserved for an additional 25 spaces should they be necessary. This will bring the parking on the campus up to 525 spaces, far exceeding the 328 required by code (1/3 sanctuary seats). Spaces and drive aisles are appropriately sized per code requirements. A bike rack is included.

Landscaping: Landscape plan comments are via separate cover and shall be addressed before submitting construction plans to Public Works.

Building Design: Supplied elevations indicate a building with a facade comprised primarily of brick. The building will be one story and 26’ 4” tall. HVAC equipment is ground mounted and

screened with a low maintenance material opaque fence. Staff requests wall mounted utility and meter equipment to be painted to match the façade it is affixed to. The roof is standing seam metal type. Exterior lighting fixtures on the building are sconce type and acceptable.

Other: A dumpster and enclosure are proposed and meet code requirements, having a masonry enclosure, metal gates and a pedestrian door. Parking lot lighting will be “D-Series” luminaires mounted to black poles. The light poles are not placed in paved areas. An acceptable trash receptacle is located near the main entrance of the building. Should retaining walls be required, they shall be constructed of segmental block or faced with masonry to match the building.

Summary: The applicant has worked with staff to address most staff comments. Outstanding items are found in the conditions below and are minor and/or standard comments.

Recommendation: Staff recommends approval of the site plan for the Joy Church hope center building, subject to the conditions of approval below.

Planning and Zoning:

1. All brick façade material shall be clay, baked and individually laid.
2. All stone façade material shall be individually laid.
3. All poles, posts and bollards shall be painted black or another neutral color, channel posts are not permitted.
4. All landscaping plan comments shall be addressed before submittal of construction plans to Public Works.
5. Signage shall be reviewed via a separate application to the Planning Department, if applicable.
6. Flammable landscape materials are not permitted within 3’ of any structure.
7. Paint wall mounted utility and meter equipment to match the façade it is attached to.
8. Provide the building coverage in the site data table.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Pretreatment will be evaluated at construction plan review.
6. Staff supports the request to exclude the parking on the entrance aisle. The space shall be reserved if needed in the future, as shown on the plans.
7. Add a detail for a typical turn-down sidewalk.
8. Curb ramps shall be installed on the existing sidewalk where the entrance aisle is being proposed.
9. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

1. No Comments Received.