

CU24-01 1551 E. New Rd, Brandywine Community Church Applicant, - requests a conditional use approval to expand the use of the storage barn to allow for a food pantry with public access, a conference room with a kitchenette, and to add outdoor gardens and fencing around the surrounding the existing retention pond, zoned "RM" Residential Moderate, on approximately 15.46 acres

EXHIBITS:

Site plan file dated February 9, 2024

Garden plan file dated December 3, 2023

Fence plan file dated December 3, 2023



Aerial Map of Proposed Project Location

Surrounding Uses

North "RM" Residential Moderate
South "RM" Residential Moderate
East "R 2.5" County Residential District
West "RM" Residential Moderate

Site History

In 2004 approval was granted to the Brandywine Community Church for a religious use on 40.0 acres, zoned AA. The site is located at the southeast corner of New and Blue Roads and the project was originally approved to be constructed in Phases. The property was platted into two lots with Lot 1 being approximately 14 acres.

Lot 1 currently includes a 31,000+ sq feet structure and a large parking lot. The site also contains a pond, landscape mounding, plantings, and signs. Access to the site is available from both New and Blue Roads. In 2013, Brandywine Church received a conditional use approval to expand the existing religious use with the addition of 5,100 square feet comprised of a mid-sized Chapel as well as 3 classrooms,

restrooms, and an atrium. In 2018 a conditional use approval was granted for a 40' X 60" pole barn structure that was not built before the conditional use approval expired.

In March of 2023 the petitioner was granted a conditional use approval to expand the existing religious use with the addition of a 40' x 60' pole barn structure that provides space for storage and a workshop area that the church uses to produce sets and backdrops for their services and performances. It is located just off the east side of the parking area just south of the refuse enclosure. The construction type is a pole barn with a porch along the west elevation. The conditions of approval from the 2023 petition have now been met with exception of the deed change; they are currently working with an attorney to complete this requirement.

Current Proposal

Brandywine Church proposes to expand the uses of the previously approved 40' x 60' pole barn to include a 204 square foot food pantry space and a 375 square foot meeting space with kitchenette. The change of use in this proposal also includes a request for an area for raised garden beds and a fence around the existing retention pond.

The food pantry space will be utilized to house sort, and assemble food inventory to be given out to the public. The meeting room would be utilized during pantry times to give out food, but also to educate and provide resources to achieve self-sufficiency. The pantry is held once a week. The petitioner would also like to utilize the meeting space to hold meals. These meals would be brought in from the outside as there is not a kitchen in the building, just a kitchenette with a microwave. The space could also host bible studies, small groups and counseling. The petitioner proposes 10 to 20 people assembled in the meeting room at one time. The maximum occupancy of the 375 square foot space per International Building Code is 25 people.

The raised garden beds will be to the east of the new barn and will contain approximately 16 beds in an area measuring 4,200 square feet. The beds will be surrounded by gravel walking paths. The petitioner proposes landscaping to be installed around the garden area in the future, however they are not installing the pergola as per the proposed plans. The tools and water for the garden will be stored in the storage area of the barn and will be accessible to garden volunteers. The produce will be distributed by the adjoining food pantry.

The petitioner proposes to install a fence around the retention pond at the northwest corner of the property to discourage geese from this area. The geese and their remnants are making the area unusable for outdoor events. It will be installed at the top of the bank and constructed with wood post and box wire fencing at a height of three feet.

CONDITIONAL USE FINDINGS

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions "if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:"

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.**

Findings: There is adequate traffic flow and access for traffic and emergency response vehicles on the public right-of-way, and the improvements will not alter the current patterns of traffic.

- (b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.**

Findings: The proposed project does not make changes to or impede the current off-street parking areas.

(c) Refuse and service areas.

Findings: The proposed project does not make changes to the current refuse and service areas.

(d) Special screening and buffering with reference to type, dimensions, and character.

Findings: Staff finds that landscaping along the south side of the garden area is appropriate in order to provide buffering for the residential building (Vita) on the property to the south.

(e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Findings: No signs are noted in the application.

(f) Additional setback distances, yards, and other open space.

Findings: The barn is existing on the property and the garden area will be directly to the east of the barn. There is no need for additional setbacks and there is sufficient open space on the property.

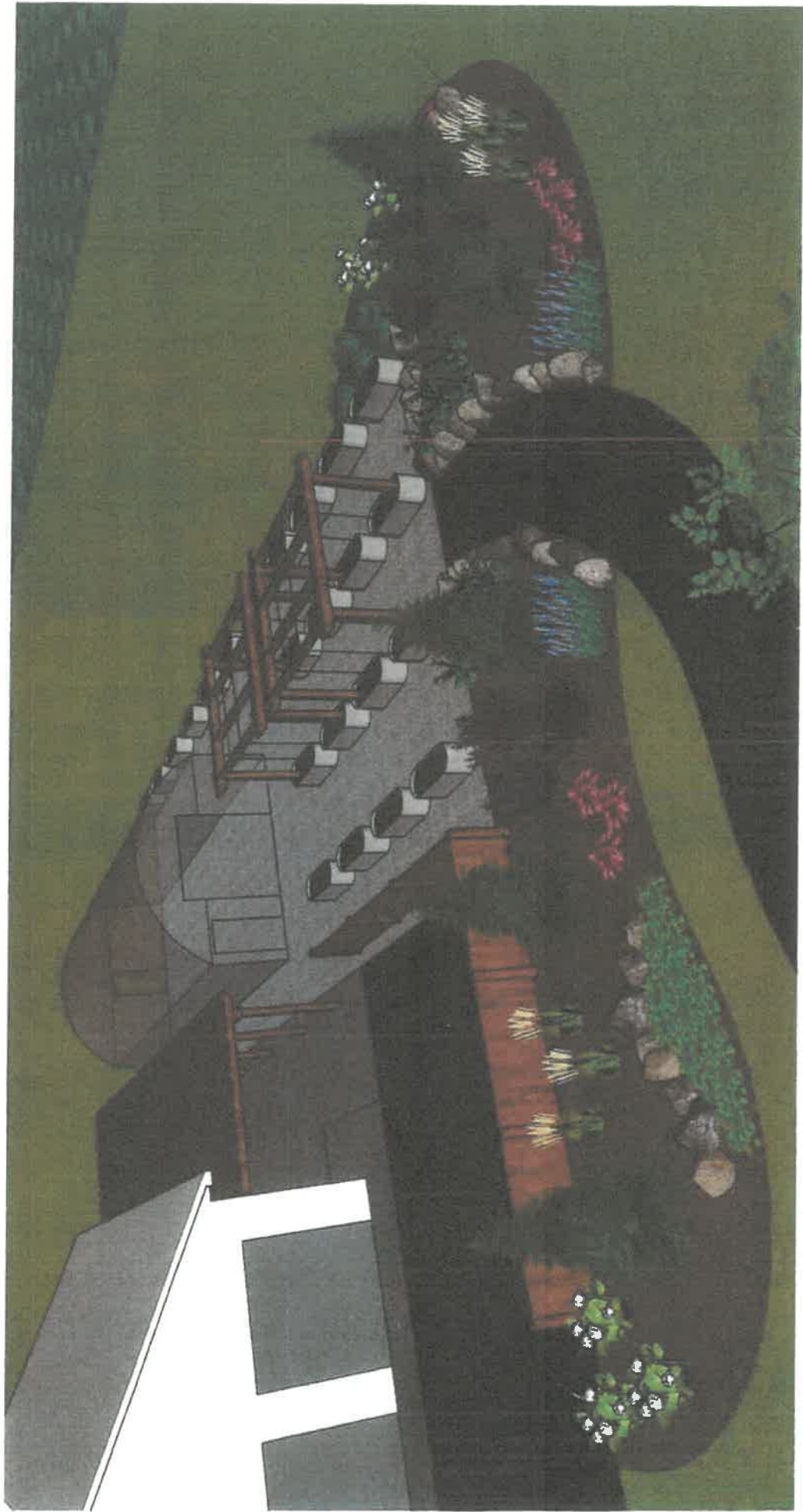
(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: This proposal will not negatively impact the compatibility of the property with surrounding parcels.

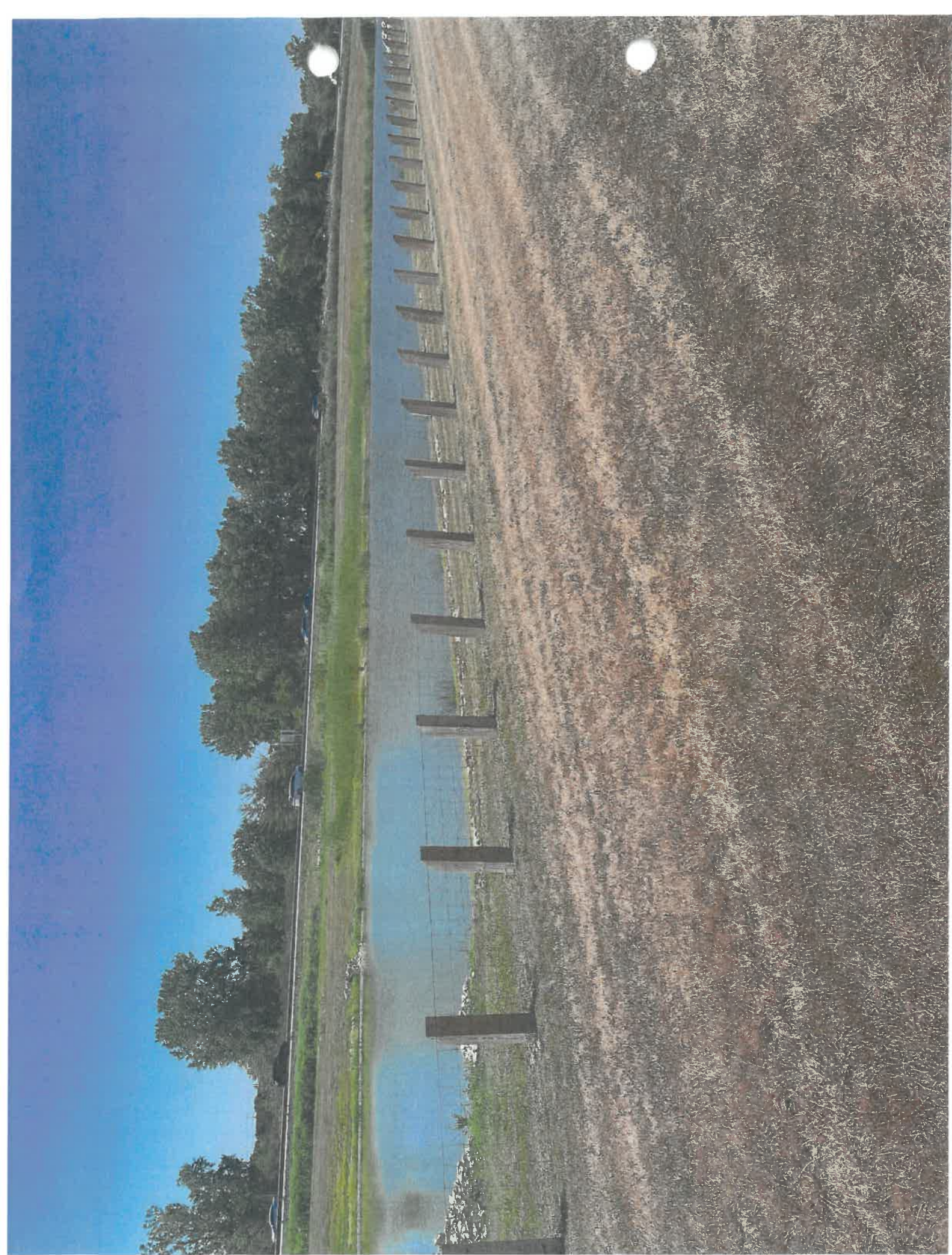
All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Staff Recommendation: Approve the conditional use to expand the use of the storage barn to allow for a food pantry with public access, a conference room with a kitchenette, and to add outdoor gardens and fencing around the surrounding the existing retention pond with the following conditions.

1. Obtain a permit for the fence.
2. A landscape plan for the area south of the garden is to be submitted for staff approval. The plan must be approved and landscaping completed within one year.
3. Submit the deed change for Lot 1 and availability fees by April 22, 2024.







SITE PLAN



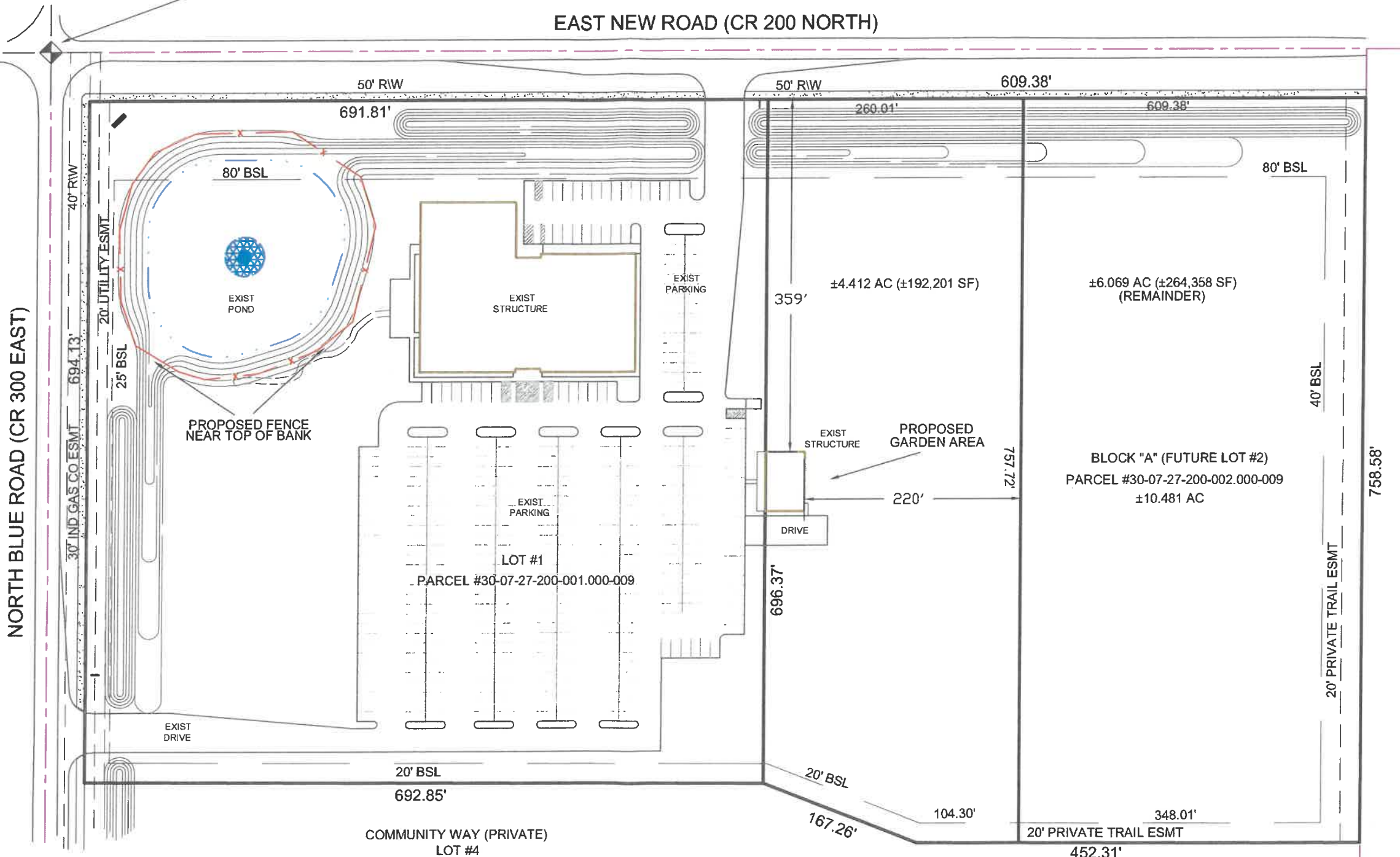
Assumed North



Scale: 1" = 120'

NW COR
NW 1/4
SEC 27-17N-107E

EAST NEW ROAD (CR 200 NORTH)

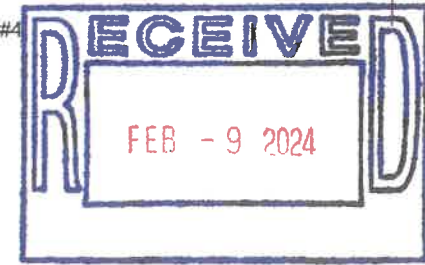


NORTH BLUE ROAD (CR 300 EAST)

COMMUNITY WAY (PRIVATE)
LOT #4

REPLAT OF BRANDYWINE COMMUNITY CHURCH
INSTR #202302415
PC D, SLIDE 231

LOT #4



REVISIONS		
DATE	DESCRIPTION	BY

COOR.
consulting & land services
corporation

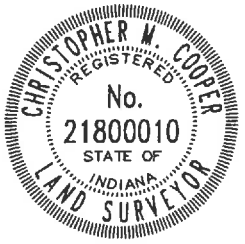
303 West Main Street, Knightstown, Indiana 46148
765-345-5943 www.coorconsulting.com

SITE PLAN

CLIENT: BRANDYWINE COMMUNITY CHURCH, INC
SITE ADDRESS: 1551 EAST NEW ROAD, GREENFIELD, IN, 46140

A PART OF THE NORTHWEST QUARTER
SECTION 27, TOWNSHIP 16 NORTH, RANGE 07 EAST
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

This drawing along with the concepts, ideas, and designs are the exclusive intellectual property of Coor Consulting & Land Services, Corporation. Any use or reproduction in whole or in part shall not be achieved or performed without the expressed written consent of Coor Consulting & Land Services, Corporation.



Christopher M. Cooper
Christopher M. Cooper
Professional Land Surveyor #21800010
Date: 02/09/2024

DRAWN BY LMO	JOB NUMBER 2003-104_2024
CHECKED BY CMC	
DATE FEBRUARY 09, 2024	
SCALE AS SHOWN	
SHEET	

1

OF 1