

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND APPEALS

Date: October 15, 2012

Time: 5:00

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, and William Carter

Absent: Edgar Lowe, Al Jernigan

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Rhonda Carson, Commissioner Birdwell, Carl Minchey, Dana Hargis, and others

Tom Mosier, Chairman called the meeting to order.

Owen Sanders made a motion to approve the minutes of the June 11, 2012 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

CASE NO. 12-10-590 Consider the request for Conditional Use Permit for a day care use- Mothers Day Out- in the CSL (Commercial Services Limited) district. The applicant is Dana Hargis on behalf of Goodlettsville Church of Christ at 411 South Main Street, Goodlettsville, TN 37072, as shown on Davidson County Tax Map 25-8, Parcel 17.

Staff reviewed. Mr. Gregory stated that this is a request for a Conditional Use in the CSL district. The request is for a Mother's Day Out program within the Goodlettsville Church of Christ. He stated that one of the things that are of importance in the request of a day care use is the circulation of cars that will be dropping off and picking up the children. Regulations specify for the movement of cars on the property to not require a backing up motion. He showed a drawing provided by Ms. Hargis of the traffic flow and access to the property. The sketch showed that to drop off or pick up did not require a backing up motion.

The Mother's Day out program will be using the existing facilities of the Church. At this time, they do not anticipate any new construction, other than the playground. Mr. Gregory explained that regulation for a playground is 200 sq. ft. per child. He stated that the proposed area for the playground is 10,000 sq. ft. This far exceeds what is required for the anticipated number of children it will accommodate. He stated that they had provided Staff with all documentation needed in a timely manner and he has no other concerns. Staff recommends approval.

Dana Hargis and Nelson Boyd represented the Goodlettsville Church of Christ Mother's Day Out program. Mr. Boyd stated that Ms. Hargis will be the Director of the program and he and Mr. Bill Bennett and a committee will oversee the program as well.

Chairman Mosier asked if the playground would be in place before opening the program. Ms. Hargis said they are in the process of obtaining equipment and fencing for the playground, but it will be ready before opening. Chairman Mosier also asked when they anticipated opening the program. Mr. Boyd stated that they plan to have it open at the first of the year (2013).

Mr. Owen Sanders asked how many children they plan on enrolling in the program. Ms. Hargis stated that they plan on starting with 25 children, but can accommodate up to 50 children.

Chairman Mosier asked if the number of students should increase in the future, could that become a problem. Mr. Gregory stated that Day Care facilities are inspected by the State on a regular basis. He stated that with the building size and playground size, he did not anticipate that to be a concern.

Based upon Staff recommendation and discussion held at meeting, Mr. Owen Sanders made a motion to approve the Conditional Use request for the Mother's Day Out program to be located on the property of the Goodlettsville Church of Christ. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

With no further business before the Board, meeting was adjourned at 5:10 p.m.

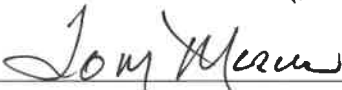
ORDER OF THE BOARD

WHEREAS; the public and adjoining property owner have been adequately notified, and

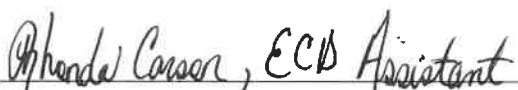
WHEREAS; the Board has determined that the requirements of the Goodlettsville Zoning Ordinance, Section 14-203 have been addressed, and

WHEREAS; the Board has determined that this requested use is in keeping with the character of the area, and

NOW, THEREFORE, BE IT ORDERED, that a Conditional Use Permit for Mother's Day Out program on behalf of Goodlettsville Church of Christ at 411 South Main Street, Goodlettsville, TN, Davidson County Tax Map 25-8, Parcel 17 be granted.



Tom Mosier, Chairman



Rhonda Carson, ECD Assistant