

ORDER OF THE BOARD

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

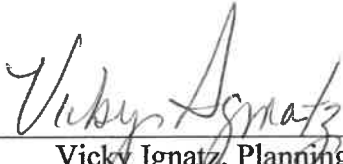
WHEREAS; the Board has determined that the requirements of Chapter 14 Section 14-1409 of the Goodlettsville Zoning Ordinance have been met, and

WHEREAS, the Board has determined that adverse impact will not occur,

NOW, THEREFORE, BE IT ORDERED, an application for a Conditional Use Permit for a Bed and Breakfast Homestay at 1284 Hitt Lane, Goodlettsville, TN, Davidson County Tax Map 25-0, Parcel 106.00 is granted.

The meeting adjourned at 5:15 PM.


Tom Mosier, Chairman


Vicky Ignatz, Planning Assistant

OFFICIAL MINUTES OF THE MEETING GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: November 9, 2009

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, William B. Carter

Also Present: Rick Gregory, Mike Bauer, Vicky Ignatz, Michael Garrigan, Tom Anderson, Dr. James A. Baxter, Jesse Patton Jr., Addisson Washington Jr., Linda Jones, Willie and Wanda Shelton, Linda Cartwright Darden, Annie Love, Robert Love Sr., Tonia Miller, Joyce Washington and others

Chairman Tom Mosier called the meeting to order.

The Board approved of the minutes of the September 21, 2009 BZA meeting as written.

CASE NO. 09-11-563 Consider the request for an Application for a Conditional Use Permit for religious facilities in residential districts, 205 New Brick Church Pike, Davidson County Tax Map 18-16, Parcel 52. The applicant is Baker's Chapel C.M.E. Church.

Staff reviewed. Gregory reported this is a request for a Conditional Use Permit that has been established for decades. The church was severely damaged by the tornado that struck Goodlettsville in April, 2006. As preparations for reconstruction of the church moved forward, additional property was acquired to allow for expansion of the church facilities. The additional property purchased triggered the need for issuance of a Conditional Use Permit in residential districts as required by the current Goodlettsville Zoning Ordinance. Additionally, the church is requesting a zoning variance from the vegetation landscape buffering requirement for churches adjoining residential properties from the 25 foot buffer to a 15 foot buffer on the east, west and south elevations and exemption for a masonry wall on the north elevation on New Brick Church Pike. Considering that this property has been a church building for decades, that the expansion of the property will help diminish adverse effects that the landscape/masonry buffering are meant to address, it is logical to conclude that this specific proposal will not diminish the existing adjoining properties.

Michael Garrigan, Dale and Associates, Inc., Dr. James A. Baxter, pastor of Bakers Chapel CME Church and Tom Anderson, project architect stated that most of the site plan requirements have been met, the requests for variances to the buffer landscaping and masonry buffer will allow the church to continue to be welcoming to the

community it has served since the 19th century and a petition has been presented to the BZA members with multiple adjoining neighbors to the church advocating for limiting the landscape buffering.

Mosier made a motion to grant an application for a Conditional Use Permit for Bakers Chapel CME Church, 205 New Brick Church Pike, Davidson County Tax Map 18-16, Parcel 52 to allow religious facilities in residential zoning district based on the newly obtained church property; to grant a zoning variance waiver of a masonry wall on the northern elevation of the church property; to grant a zoning variance waiver to reduce landscape buffering requirements from 25 foot landscape buffer to a 15 foot landscape buffer on the east, west and south elevations of the church property; and, a zoning variance waiver from the required five (5) acre minimum for religious facilities located in a residential zoning district be granted

The motion was seconded by Sanders. The motion passed unanimously, 3-0.

ORDER OF THE BOARD

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

WHEREAS; the Board has determined that the requirements of Chapter 9, Section 14-905(o), and Chapter 14, Sections 14-1408(c), 14-1409(c) and 14-409(e)(10) of the Goodlettsville Zoning Ordinance have been met, and

WHEREAS, the Board has determined that adverse impact will not occur,

NOW, THEREFORE, BE IT ORDERED, an application for a Conditional Use Permit for Bakers Chapel CME Church, 205 New Brick Church Pike, Davidson County Tax Map 18-16, Parcel 52 to allow religious facilities in residential zoning district based on the newly obtained church property; to grant a zoning variance waiver of a masonry wall on the northern elevation of the church property; to grant a zoning variance waiver to reduce landscape buffering requirements from 25 foot landscape buffer to a 15 foot landscape buffer on the east, west and south elevations of the church property; and, a zoning variance waiver from the required five (5) acre minimum for religious facilities located in a residential zoning district be granted

The meeting adjourned at 5:20 PM.


Tom Mosier, Chairman


Vicky Ignatz, Planning Assistant

OFFICIAL MINUTES OF THE MEETING **GOODLETTSVILLE BOARD OF ZONING APPEALS**

Date: December 14, 2009

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, Edgar Lowe, Al Jernigan, William B. Carter

Also Present: Rick Gregory, Mike Bauer, Vicky Ignatz, D. Michael Williams and Frank Hemphill

Chairman Tom Mosier called the meeting to order.

The Board approved of the minutes of the November 9, 2009 BZA meeting as written.

CASE NO. 09-12-564 Consider the request for an Application for a Zoning Variance to bulk, lot and open space requirements in a Commercial services Limited (CSL) zoning district for property at 502 N. Main Street, Davidson County Tax Map 18-16, Parcel 37. The applicant is D. Michael Williams, 1710 Greer Road, Goodlettsville, TN.

Staff reviewed. Gregory reported this request concerns a lot created prior to the establishment of zoning in Goodlettsville. The CSL (Commercial Services Limited) district requires a minimum lot size of at least 20,000