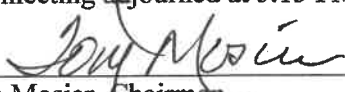


NOW, THEREFORE, BE IT ORDERED, a Temporary Use Permit for locally grown seasonal food sales at Ace Hardware, 110 Rivergate Parkway, Davidson County Tax Map 26-5, Parcel 94 for a period of sixty (60) days from August 10, 2009 - August 10, 2010 is granted based on the City and property owner monitoring traffic safety issues along the ingress at Rivergate Parkway and egress at Hollywood Street.

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: September 21, 2009

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, Ed Lowe, Al Jernigan, William Carter

Also Present: Rick Gregory, Mike Bauer, Vicky Ignatz, Mary Jane & Fred Peace, David and Sandra Lewis, Ken and Sandra Wilson, Debra Head

Chairman Tom Mosier called the meeting to order.

The Board approved of the minutes of the August 10, 2009 BZA meeting as written.

CASE NO. 09-09-562 Consider the request for an Application for a Conditional Use Permit for Bed and Breakfast Homestay and Events, 1284 Hitt Lane, Goodlettsville, TN, Davidson County Tax Map 25-0, Parcel 106.00. The applicants are Mary Jane and Fred Peace.

Staff reviewed. Gregory reported this is a Conditional Use Permit for a Bed and Breakfast Homestay located at 1284 Hitt Lane. This use has not been previously established on this property. There are a number of requirements for establishing this type use which Gregory enumerated for the Board. All requirements have been met by the owners other than the on-premises signage. The International Building Code relating to one or two family building code applies to the proposed structure.

Fred Peace, owner of the proposed Bed and Breakfast Homestay, has developed a business plan which incorporates being a good neighbor, adding value to the neighborhood, connecting in partnership with the City of Goodlettsville, and continue restoration and preservation of the structures on the property. Neighboring property owners David Lewis, Lon Downs and Ken Wilson stated that this is a valid and positive use for the site while being controlled appropriately by planning and codes guidelines. Debra Head stated the application stated that events are included in the request for a Conditional Use Permit and would like to know what type events are planned for the site. Rick Gregory stated that the current Zoning Ordinance does not allow the use of the property as a venue/event site at this time. Therefore, he suggested the owners limit their request to the Bed and Breakfast Homestay at this time. Additional uses of the property for events/venue would require an amendment to the Zoning Ordinance and would also require a public hearing. Gregory stated that the Conditional Use Permit is attached to the property and not the property owner. Therefore, any future owner could utilize the site as a Bed and Breakfast Homestay based on maintaining all established guidelines.

Edgar Lowe made a motion for approval of the 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. Al Jernigan seconded the motion. The motion passed unanimously, 5-0.

ORDER OF THE BOARD

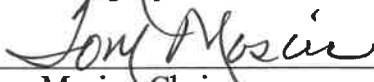
WHEREAS; the public and adjoining property owners have been adequately notified, and

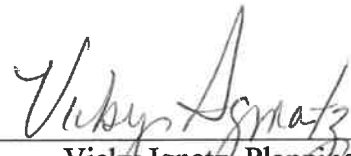
WHEREAS; the Board has determined that the requirements of Chapter 14 Section 14-1409 of the Goodlettsville Zoning Ordinance have been met, and

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