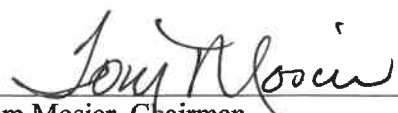
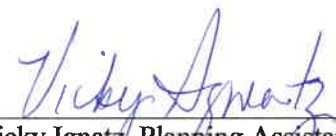


changeable sign is granted for the Goodlettsville Church of Christ, 411 South Main Street, Goodlettsville, TN, Davidson County Tax Map 25-8, Parcel 16.

The meeting adjourned at 5:12 PM.

  
Tom Mosier, Chairman

  
Vicky Ignatz, Planning Assistant

**OFFICIAL MINUTES OF THE GOODLETTSVILLE  
BOARD OF ZONING AND SIGN APPEALS**

Date: May 12, 2008  
Time: 5:00 PM  
Place: Massie Chambers - Goodlettsville City Hall  
Members Present: Tom Mosier, Al Jernigan, Owen Sanders, Ed Lowe, Glen Garrett  
Also Present: Rick Gregory, Greg Waite, Vicky Ignatz, Herbert Sluss Jr., Richard Jones

Tom Mosier, Chairman called the meeting to order.

Jernigan made a motion to approve, as written, the minutes of the April 14, 2008 meeting of the Goodlettsville Board of Zoning and Sign Appeals. Motion seconded by Sanders. Motion passed unanimously, 5-0.

**CASE NO. 08-03-539** Consider the request for two (2) variances to the Goodlettsville Zoning Ordinance regarding side yard setback requirements. The applicant is Goodfellow Mechanical & Refrigeration Contractors, regarding property at 218 East Cedar Street, Goodlettsville, TN, Davidson County Tax Map 19-13, Parcel 90.

Staff reviewed. Gregory reported a five-hundred and sixty (560) square feet expansion is proposed for the rear elevation of the existing house and a six-hundred (600) square foot expansion is proposed for the rear elevation of the existing accessory building. Both the house and accessory buildings are non-complying buildings due to encroachment into current setback requirements. These structures appear to predate the current setback requirements by several decades. A rear setback variance of thirteen (13) feet is required for the accessory building and front yard setback of three (3) feet is required for the existing house to permit the property to be recognized as a legal non-complying lot of record. The board members, staff and property owner discussed the issues relating to the variance requests and the board's directive to the owner to properly pave the parking and storage areas at the conclusion of the construction phase.

Jernigan made a motion to approve a rear setback variance of thirteen (13) feet for the existing accessory building and a front yard setback of three (3) feet for the existing house to create a legally non-complying lot of record. The board directed the property owner to properly pave the parking and storage areas at the conclusion of the construction phase. Lowe 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 14-1303 and 14-1408(c) 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,** a rear setback variance of thirteen (13) feet for the existing accessory building and a front yard setback of three (3) feet for the existing house to create a legally non-complying lot of record be granted. The board directed the property owner to properly pave the parking and storage areas at the conclusion of the construction phase.

**CASE NO. 08-05-540** Consider the request for a Conditional Use Permit for Religious Facilities in Residential Districts. The applicant is Faith Presbyterian Church, 201 Ellen Drive, Goodlettsville, TN, Sumner County Tax Map 143, Parcels 63.00 and 63.01.

Staff reviewed. Gregory indicated that the existing church facility was annexed into the city limits without the benefit of a Conditional Use Permit approval by the Board of Zoning Appeals Permit for allow religious facilities to locate/operate in a residential zoning district. The issue of compliance was discovered during the review process for approval of the building's proposed expansion. The proposed addition to the building meets all applicable requirements. No variances are required. Staff recommends the approval of a Conditional Use Permit for religious facilities in a residential zoning district. The board discussed the circumstances of the permit request.

Sanders made a motion for approval of a Conditional Use Permit for Faith Presbyterian Church, 201 Ellen Drive to allow a religious facility to operate within a residential zoning district and bring the church's property into compliance with the Goodlettsville Zoning Ordinance. Lowe seconded the motion. The motion passed unanimously, 5-0.

### ORDER OF THE BOARD

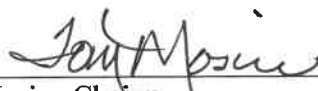
**WHEREAS;** the public and adjoining property owners have been adequately notified, and

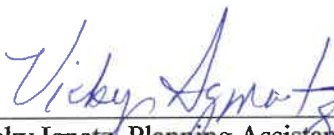
**WHEREAS;** the Board has determined that the requirements of Chapter 14-1408(e)(10) of the Goodlettsville Zoning Ordinance have been met, and

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

**NOW, THEREFORE, BE IT ORDERED,** approval of a Conditional Use Permit for Faith Presbyterian Church, 201 Ellen Drive, Goodlettsville, TN to allow a religious facility to operate within a residential zoning district and to the bring church's property into compliance with the Goodlettsville Zoning Ordinance is granted.

The meeting adjourned at 5:15 PM.

  
Tom Mosier, Chairman

  
Vicky Ignatz, Planning Assistant

### **OFFICIAL MINUTES OF THE GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS**

Date: June 9, 2008

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Al Jernigan, Owen Sanders, Ed Lowe

Members Absent: Tom Mosier, Glen Garrett

Also Present: Rick Gregory, Vicky Ignatz, Jerry Stocksett

Owen Sanders, Vice-Chairman called the meeting to order.

Lowe made a motion to approve, as written, the minutes of the May 12, 2008 meeting of the Goodlettsville Board of Zoning and Sign Appeals. Motion seconded by Jernigan. Motion passed unanimously, 3-0.

**CASE NO. 08-05-542** Consider the request for a Temporary Use Permit for a fireworks sales site at 850 Louisville Highway, Sumner County Tax Map 142, Parcel 11 from June 20, 2008 thru July 5, 2008.

Staff reviewed. Gregory reported this is a request for a Temporary Use Permit for fireworks sales at a site that has been previously used for fireworks sales. The use has not been continuous, therefore, the need for the applicant to make application to the board for the re-establishment of a Temporary Use Permit. No changes in the condition of the property