

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

153

Date: April 14, 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, Mike Bauer, Vicky Ignatz, Brian Whittaker, members of Goodlettsville Church of Christ

Tom Mosier, Chairman called the meeting to order.

Jernigan made a motion to approve, as written, the minutes of the March 10, 2008 meeting of the Goodlettsville Board of Zoning and Sign Appeals. Motion seconded by Sanders. Motion passed unanimously, 3-0.

CASE NO. 08-03-538 Consider the request for a variance to the Goodlettsville Sign Ordinance regarding front yard setback requirements. The applicant is Bruce Rainey and Associates, 116 Maple Row Blvd., Hendersonville, TN on behalf of Goodlettsville Church of Christ, 411 South Main Street, Goodlettsville, TN Davidson County Tax Map 25-8, Parcel 16.

Staff reviewed. Gregory reported the request has two components. The first issue relates to the 1.75 feet setback encroachment attached to the present location of the sign and sign base and the request by the church to continue to utilize the sign base. The existing sign base measures 8.25 feet from the ROW. The current sign ordinance requires a 10 feet front yard setback in the City Sign Zone district. Staff recommends a variance of 1.75 feet from the required 10 feet front yard setback based on no adverse effect on visibility and maneuverability, either on-site or from the street by allowing the continuance of this sign structure in its present location.

The second issue relates to the dimensions of the changeable copy portion of the sign. The sign ordinance limits sign size to 50 square feet in the City Sign Zone district. The proposed sign is 49.5 square feet. There is also a provision for an additional, changeable copy sign on the same structure limited to 20 square feet. The plan indicates a 21 square feet sign. Staff recommends a variance of 1 additional square foot from the required 20 square feet permitted on changeable signs based on no adverse impact and the very nominal difference to the overall sign by 5 square feet.

Staff indicated the sign ordinance currently limits signs to no more 1-foot candle on the changeable signage. Newly proposed sign ordinance requirements calls for ½ foot candles and the electronic message to a minimum of six (6) seconds before the message can change. Brian Whittaker, Bruce Rainey and Associates, noted the new sign will meet the proposed regulations relating to changeable signage. Board members and the applicant discussed all outstanding issues of the variance requests.

Garrett made a motion to approve a variance of 1.75 feet from the required 10 feet front yard setback in the City Sign Zone to establish an 8.25 feet front yard setback and to approve a variance of 1-square foot to the maximum size of a changeable sign to permit a 21-square feet changeable sign for Goodlettsville Church of Christ, 411 South Main Street, Goodlettsville, TN, Davidson County Tax Map 25-8, Parcel 16. 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

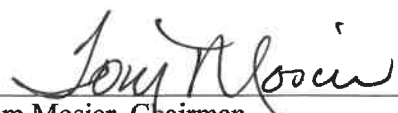
WHEREAS; the Board has determined that the requirements of Chapter 14-108, Section 8.7 of the Goodlettsville Sign Ordinance have been met, and

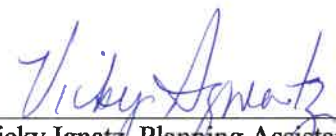
WHEREAS, the Board has determined that adverse impact will not occur,

NOW, THEREFORE, BE IT ORDERED, a variance of 1.75 feet from the required 10 feet front yard setback in the City Sign Zone to permit an 8.25 feet front yard setback and a variance of 1-square foot to the maximum size of a

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.