

MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: March 8, 2004

Time: 5:00 PM

Place: Massie Auditorium

Members Present: Tom Mosier, Owen Sanders, Ed Lowe

Absent: Mike Cunningham, Glen Garrett

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

Others Present: Rick Uselton, Ray and Evelyn Carson, Tim and Julie Zuniga, Minta Jackson, Debbie Locke, Tom, Debra, Adam and Audrey Head, Harry and Ruth Sealy, Manya Mayes, Dan and Lori Russell, Wayne Bilbrey, Billy Murphy, Ron Filson, Jim Driver, Chris Weatherford, Sandra Lewis, Edna and Thomas Jamison, Michael Reddish, Jacque and Ron Parkinson, Sarah Terry, Walter Townsend, Deidre Jones and others

The meeting was called to order by Tom Mosier. Minutes of the February 9, 2004 Goodlettsville Zoning and Sign Appeals Board were approved as written.

CASE NO. 03-042-04 – Consider the request of Rick Uselton, Rick Uselton OutDoors, 843 Conference Drive, Davidson County Tax Map 25, Parcel 155 for a variance in the height requirements of wall mounted signage.

Analysis – Staff reviewed. Gregory reported two sign pictures of a rifle and a pistol project approximately sixteen (16) inches above the fascia line of the building. The sign pictures were originally permitted for wall signs and have been subsequently moved by the owner. The Goodlettsville Sign Ordinance states that no wall sign shall extend above the roof line of the building more than twelve (12) inches. The applicant is requesting a variance of four (4) inches in the height requirement of a wall mounted sign.

Discussion – Rick Uselton stated this request is based on the hardship that the signs are located at the lowest point of the front elevation of the building after the addition of a glass vestibule was constructed at the front of the building. He stipulated that he was unaware of the sign elevation restrictions based on existing roof signage at Cracker Barrel and Arby's restaurants. Lowe questioned if the signs can be relocated and mounted on the glass at the front of the building. Uselton responded that the signs can be mounted to glass; however, electrical wiring would have to be relocated and visibility to interior of the building would be impaired.

Motion of the Board – Motion by Sanders to deny the request of Rick Uselton, Rick Uselton OutDoors, 843 Conference Drive, Davidson County Tax Map 25, Parcel 155 for a variance in the height requirements of wall mounted signage based on no evidence of a required hardship. Motion seconded by Lowe. Motion passed unanimously.

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 Sections 5.1 and 5.1(b)(3) of the Goodlettsville Sign Ordinance have not been met, and

WHEREAS, the Board has determined that adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, the application by Rick Uselton, Rick Uselton OutDoors, 843 Conference Drive, Davidson County Tax Map 25, Parcel 155 for a variance of four (4) inches in the twelve (12) inch height requirement of wall mounted signage is denied based on no evidence of a required hardship.

CASE NO. 03-462-04 – Consider the request of the Goodlettsville United Pentecostal Church, 1004 Dickerson Road for approval of a conditional use permit to allow religious facilities in a residential district located at 733 Old Dickerson Road, Davidson County Tax Map 25, Parcel 67.

Analysis – Staff reviewed. Gregory reported this request concerns the establishment of a religious facility use in the Agricultural district on approximately forty-nine and one-half (49 .5) acres fronting on Old Dickerson Road. The proposed use of the property is for a sanctuary with a seating capacity of one thousand (1000), administrative offices, Sunday school classrooms and a Family Life Center with a full gymnasium, commercial kitchen and educational/learning rooms. The location of the proposed buildings and parking area is in the southeast corner of the property, farthest from the highest concentration of nearby residences. Religious facilities is a permitted use in the agricultural zoning district according to the Goodlettsville Zoning Ordinance.

Discussion - Pastor Ray Carson explained that due to the church's considerable growth, the property on Old Dickerson Road will be more feasible to develop a full master plan for expansion of the church than continuing to purchase individual lots adjoining the church's current location. The church does not have long term plans to utilize the entire property. Pastor Tim Zuniga presented a concept plan for the church, life center and parking area indicating that approximately eighteen (18) percent or nine (9) acres of the property will be utilized for church facilities. He clarified that the education/learning rooms are specifically designated for youth Sunday school classes. The building will be setback approximately three hundred (300) to four hundred (400) from the roadway. The location of the driveway entrance is planned at the crest of the hill to permit adequate visibility to both directions of traffic flow on Old Dickerson Road.

Mosier questioned whether the church has future plans to maintain the entire property. Pastor Carson stated that the main focus of acquiring the land is for relocation and expansion of the church. He did acknowledge the future possibility that approximately eighty (80) percent of the property could be developed in another manner upon approval by the city.

Mosier invited the public to respond to the issues relating to the application for the conditional use permit. Deborah Head, resident of Highland Heights Drive, stated that she supports the proposal at this time; however, she has concerns with specific conditions of the variance, future disposition of the remaining acreage, stormwater run-off if additional paving is required and the traffic issue regarding safety on the rural roadway. Mosier responded that the variance remains with the land. Any future use of the property other than uses permitted by the Goodlettsville Zoning Ordinance would have to be approved by the Planning Board and City Commission. The site plan would address engineering standards for drainage and traffic issues.

Ron Parkinson, Hitt Lane resident, and Jim Driver, Dora Drive resident, shared their concern with the site distance from the proposed site of the church and any future development on Old Dickerson Road. Gregory responded that the site plan will address the proposed ingress/egress from the property for the church and a possible access road for future development of the property. Tom Head asked Pastor Carson for general information regarding the development of the property. Pastor Carson indicated the proposed size of the sanctuary is seventy thousand (70,000) square feet with three hundred (300) to four hundred (400) parking spaces. The relocation is estimated to take a minimum of three (3) years with plans to sell the current church property. The proposed plan submitted to this Board has no specific plans regarding traffic flow on Old Dickerson Road. Sandra Lewis, Highland Heights resident, acknowledged her support for the project. She stipulated that the neighborhood wants to be involved in the plans for the church and any future development of the property.

Motion of the Board – Motion by Lowe for approval of a conditional use permit as specified in Chapter 14, Section 14-1409(c)(d)(e-9) of the Goodlettsville Zoning Ordinance to allow religious facilities in the agricultural zoning district located at 733 Old Dickerson Road, Davidson County Tax Map 25, Parcel 67. Motion seconded by Sanders. Motion passed unanimously.

ORDER OF THE BOARD

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

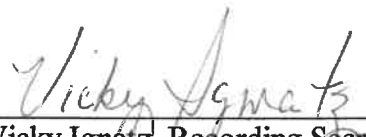
WHEREAS; the Board has determined that the requirements of Chapter 14, Section 14-1409 of the Goodlettsville Zoning Ordinance have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that a conditional use permit as specified in Chapter 14, Section 14-1409(c)(d)(e-9) of the Goodlettsville Zoning Ordinance to allow religious facilities in the agricultural zoning district located at 733 Old Dickerson Road, Davidson County Tax Map 25, Parcel 67 be approved.

Meeting adjourned.


Tom Mosier, Chairman


Vicky Ignatz, Recording Secretary