

MINUTES OF THE GOODLETTSVILLE  
BOARD OF ZONING APPEALS

Date: January 13, 2003

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Glen Garrett, Owen Sanders, Ed Lowe

Absent: Mike Cunningham

Staff Present: Bill Terry, Bennie Lane, Vicky Ignatz

Others Present: Gene Parrish, Bill Carney

The meeting was called to order by Tom Mosier. Minutes of the December 9, 2002 Zoning and Sign Appeals Board were approved as written.

**Case Heard: 2003-1-435**

**CASE NO. 2003-1-435 Consider the request of the Goodlettsville Church of the Nazarene, 400 Loretta Drive for approval of a conditional use permit to allow a free-standing metal building on the premises for storage purposes. The applicant is Gene Parrish.**

Analysis - Staff reviewed. Terry reported the church has asked for a permit to erect a metal storage building to the rear and side of the church building. A conditional use permit was approved by this board in order for the church to be located in a residential area; however, no storage facility was included in the approved plan. The plan indicates that a future expansion and related parking would occupy the area where the storage facility is proposed to be located. The city commission has amended the Goodlettsville Zoning to prohibit metal buildings in most commercial zones and the intent of the amendment is to discourage their use. Loretta Drive is zoned residential and the metal building amendment does not apply to this zoning district. However, both the planning board and the city commission agree that metal buildings should not be utilized except in industrial zones where they will not be generally visible.

The metal building is not in keeping with the architecture or materials of the church building and therefore, does not appear to compliment the church development. A complicating factor is that the property immediately behind the church that is used for residential/agricultural purposes has a similar metal building.

Discussion - Gene Parrish explained that the storage building will be located on the very back of the property on the left side of the church building. The structure will measure either thirty (30) by forty-eight (48) feet or a larger dimension of thirty (30) feet by sixty (60) feet with a roof line of approximately eighteen (18) feet. The intent of the building is to provide storage of maintenance vehicles and equipment. Security lighting will be installed. The proposed storage building will not interfere with the approved plan for future expansion of building/parking facilities. Color photos were provided to the board depicting the proposed building design.

Mosier acknowledged his concern the architectural aspects of the storage building not being compatible with the church building. Parrish stipulated that improving the outside of the building has been considered by the committee. The church has a concern with the increased cost of using brick for the exterior of the storage building to match the church's exterior. They are agreeable to landscaping the area. Garrett and Lowe agreed that the storage building should conform the current building materials used for the church.

Lane indicated that regulations require the builder to utilize a four (4) inch concrete slab with a twelve (12) inch footing for the foundation of the storage building. Terry stated that a grading plan will need to be provided for drainage purposes should the proposed building be larger than thirty (30) feet by sixty (60) feet. Mosier asked if the church will comply with matching the proposed storage building with the church's architectural building materials. Parrish responded that he was not sure a matching brick is available. Terry suggested a compromise that brick or decorative stone be used for the exterior trim and horizontal siding be used on the outside walls of the building. Mosier directed the applicant to resubmit a revised plan to the Appeals Board which include the recommendations by the board for architectural building materials including brick, decorative stone, drivet or vinyl and landscaping of the site.

Action of the Board – Motion by Garrett to defer action for consideration of a conditional use permit at Goodlettsville Church of the Nazarene, 400 Loretta Drive to allow a free-standing metal building on the premises for storage purposes. Motion seconded by Sanders. Motion passed unanimously.



Tom Mosier, Chairperson



Vicky Ignatz, Recording Secretary