

## OFFICIAL MINUTES

## GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: February 8, 1999  
 Time: 5:00 PM  
 Place: City Hall

Cases Heard:

99-2-325

Members Present:

Tom Mosier  
 Tommy Jackson  
 Owen Sanders  
 Glenn Garrett  
 Edgar Lowe

Staff Present

Bill Terry

Others Present:

Paul Winkler  
 Bob Bolling  
 Don Linville  
 Dewayne Caldwell  
 Jerry Spears  
 Jerry McAnulty  
 Harold E. Willis, Jr.  
 Nancy & John Edmondson

The meeting was called to order by Chairman Mosier. It was noted that the meeting had been advertised and adjoining property owners notified. Minutes of the previous meeting were approved as written.

**CASE NO. 99-2-325** Consideration of a request for a conditional use permit to locate a church on approximately 10 acres of property at the intersection of Long Hollow Pike and Willis Branch Road. The applicant is Dewayne Caldwell, engineer, on behalf of Calvary Chapel Church, Jerry McAnulty, pastor.

Analysis - The subject property is zoned R40, and churches are permitted with a conditional use permit. The site meets the size requirements of the ordinance, and other building requirements can be met. There is one major question that the board must decide. The ordinance specifies that a church may be located "only on major or collector streets" within residential areas. Long Hollow Pike is a major street but Willis Branch Road is not. Therefore, does the frontage on the right-of-way of Long Hollow Pike without having any access to the paved surface meet that requirement? All driveways will have to enter from Willis Branch Road.

Discussion - The request for the church was presented by Dewayne Caldwell, engineer, and Jerry McAnulty, Pastor, bascially stating that the church needed to build a new building and this site was one that could be afforde. Caldwell stated that he considered the right-of-way of Long Hollow Pike as frontage even though no access is available and that the other requirements for a conditional use permit could be met.

Chairman Mosier opened the public hearing. Paul Winkler, Bob Bowling and Jerry Spears, members

of the church, spoke in favor of the permit. Harold Willis, owner of property immediately adjacent to the site, spoke against the permit. He stated that excess traffic would be created and would have to enter Long Hollow Pike at a dangerous intersection, that the church would create noise that is not present now, that the church would have to use a septic tank system in an area of poor soils, and that a church was incompatible with the quiet residential and rural environment. Nancy and John Edmondson, property owners on Willis Branch Road, expressed concern about traffic on Willis Branch Road.

Action of the Board - After discussion, Edgar Lowe moved that the request for a conditional use permit for a church only be granted. Owen Sanders seconded, and the motion carried unanimously.

### ORDER OF THE BOARD

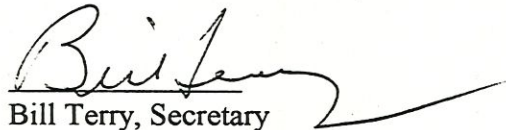
**WHEREAS**, the board has determined that the requirements for a conditional use permit have been met, and

**WHEREAS**, the board has determined that no adverse impact on other properties will occur,

**NOW, THEREFORE, BE IT ORDERED**, that a conditional use permit for a church building and associated parking be granted.



Tom Mosier, Chairman



Bill Terry, Secretary