

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: September 19, 1994
 Time: 5:00 PM
 Place: City Hall

Cases Heard:
 94-9-255

Members Present:

Owen Sanders
 Tom Mosier
 Ellie Mead
 Tommy Jackson
 Edgar Lowe

Others Present:

Woody McGlathery
 Bill Geiger
 church members
 residents of the
 neighborhood

Staff Present:

Bill Terry

The meeting was called to order by Chairman Mosier. It was duly noted that the meeting had been properly advertised and adjoining property owners notified. A public hearing was announced. Minutes of the last meeting were approved.

Case No. 94-9-255 - Consideration of a request for a conditional use permit to locate a church on property on Loretto Drive known as the Mattie Barnett farm. The applicant is Rev. Woody McGlathery for the Goodlettsville Church of the Nazarene.

Analysis - The Goodlettsville Church of the Nazarene has an option to purchase 20 acres of the Mattie Barnett estate. The option is valid only if the church can obtain a permit to build a church facility which may not actually occur for two to four years. Therefore, this request has been made to approve this location for the church.

The property is zoned A - Agricultural. A church is permitted in this zone as well as all residential zones by conditional use permit only and subject to the location meeting the criteria established in the zoning ordinance. The criteria or special conditions which the board must consider are:

- (a) No such facility shall be permitted on a zone lot unless it contains a minimum of five acres.
- (b) The location, design and size of such facilities shall be situated so that the proposed facility shall be compatible with the development in the area.
- (c) Such facilities shall be located only on major or collector streets.
- (d) All bulk regulations of the district shall be met.
- (e) The off-street parking requirements shall apply.

Discussion - Rev. Woody McGlathery presented the case for the church. He showed a general concept of the site plan and appearance of the church building and stated that their average attendance was 275 for Sunday worship with 175 in Sunday School. He also stated that there were no plans for any facility on the property other than the church facilities after a question relating to schools and day care centers.

The public hearing was opened. Comments from interested citizens were received from Sheryl Peterman, Donnie Runyon & Martha Jones. Concerns expressed related to drainage and traffic. It was noted that the property had a natural drain running through it, and all runoff would be routed toward that drain with no impact on lots across Loretto Dr. Traffic generation was discussed comparing the amount projected for a church with a typical residential development.

Action of the Board - Ellie Mead moved that the conditional use permit be approved subject a restriction that the building be constructed of brick veneer siding at least on the front and sides of the building and noting that the church meets the needs of the public welfare and would no adverse impact on adjoining properties. Edgar Lowe seconded, and the motion carried unanimously.

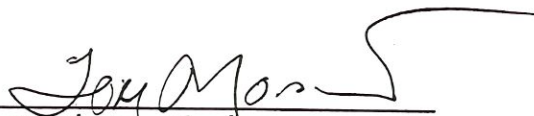
OFFICIAL ORDER OF THE BOARD

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

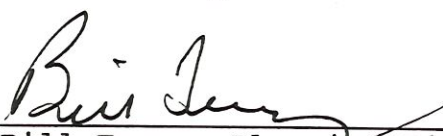
WHEREAS; the Board has determined that the requirements of Sections 11-1409(d) and 11-1409(e)(9) have been met, and

WHEREAS; the Board has determined that no adverse impact will occur and the public welfare will be served;

NOW, THEREFORE, BE IT ORDERED, that the conditional use permit is approved, that the conditions specified above shall apply, and that this order shall constitute such permit.


Tom Mosier, Chairman

Submitted By:


Bill Terry, Planning Director