

**OFFICIAL MINUTES OF THE GOODLETTSVILLE**  
**BOARD OF ZONING AND SIGN APPEALS**

**Date:** October 3, 2016

**Time:** 4:30 P.M.

**Place:** Massie Chambers- Goodlettsville City Hall

**Members Present:** Chairman Tom Mosier, Owen Sanders Commissioner Zach Young, William Carter, Edgar Lowe

**Absent:** All present

**Also Present:** Addam McCormick, Tim Ellis, Jeff McCormick, Rhonda Carson and others.

Chairman Tom Mosier called the meeting to order.

Commissioner Zach Young made a motion to approve the minutes of the June 6, 2016 Board of Zoning and Sign Appeals meeting as written. Mr. Edgar Lowe seconded the motion. The motion passed unanimously 5-0.

Addam McCormick noted that the Board of Zoning and Sign Appeals scheduled (and advertised) meeting for September 12, 2016 was cancelled due to the applicant withdrawing the request.

**Item #1 {PUBLIC HEARING}**

**Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc.:**

**Requests conditional use approval for a religious facility in an IR, Industrial Restrictive Zoning District at 112 Connell Street. Property is referenced as Davidson County Tax Map/Parcel # 01913002500 containing approximately 0.19 acres. Adjacent properties are proposed to be included for the parking lot improvements. W.C Brummet (16-4-611)**

Addam McCormick explained the request is from Kentucky-Tennessee Conference Association of Seventh-Day Adventists for a church location at 112 Connell St. The property is 0.19 acres, and zoned IR Industrial Restrictive. Religious Facilities are a permitted use by Conditional Use in this zoning area. Mr. McCormick explained the different zoning areas surrounding the property. North Main Street related to this property is zoned CSL, Commercial Service Limited. North of the property is zoned Industrial, and the South side of the property is zoned CSL, Commercial Services Limited. The residential district R-10, Medium Density Residential is at the end of Myers Street.

Addam McCormick stated that since the request is for a small scale facility with limited traffic associated with it at defined times, he did not see it adversely affecting the other surrounding properties. He discussed the parking for the proposed church facility. He stated that church representatives stated they were looking at two properties beside of the property to acquire for

adequate parking. Parking requirements would be one (1) parking space to three (3) people. He stated the church representatives estimated seventy-five to eighty people to be attending. Mr. McCormick stated parking requirements would have to be met, and before opening, a submitted site plan approved for parking will need to be under construction or rented existing parking designated for the facility.

Mr. McCormick discussed the specific standards of religious facilities in both commercial and Industrial areas. Parking and landscaping requirements would have to be met. He discussed traffic flow and showed the multiple streets to exit the facility.

He discussed adjoining properties to be considered and stated again, due to the proposed use, small scale of the facility and the limited traffic associated with it at defined times, he felt that the request would meet the conditions for the conditional use approval.

Chairman Tom Mosier opened the floor to anyone wanting to speak. Mr. Roy Clendenin addressed the Board. He stated he is the property owner of the store adjacent to 112 Connell St. he gave the history of his property and stated it had been a grocery store in the past and is currently occupied by American Freight Furniture Store. He stated if the church facility was approved for the proposed location, it could devalue his property. He stated he is against the proposal and asked Board Members to postpone making a decision on this request for 30 days. He said he and the other property owners (siblings) would like time to seek counsel on this matter.

Mr. Clendenin stated that the proposed building for the church needs major improvements and in his opinion would cost a lot to repair. Addam McCormick reminded the Board Members that they were here to make a decision on the use of the building. City Manager, Tim Ellis reviewed the current City Ordinance regarding beer sales and explained that according to Mr. Clendenin's property zoning classification, no distance is required for beer sales if established after January 1, 2011. He also stated that the Alcoholic Beverage Commission with the State of Tennessee governs the sale of wine.

Michael Alford at 111 Connell Street addressed the Board and stated his property is across the street from the proposed church location. He expressed his approval of the church and thought this to be a good use for the property. His only concern was the parking accommodations.

Commissioner Zach Young asked if the applicant was present for the meeting. No representative for the request was present. Commissioner Young stated he had questions and concerns for the applicant and did not feel comfortable making a decision without a representative present to answer questions.

Commissioner Zach Young made a motion to defer the request for one meeting and give the applicant time to address the Board if still interested in the property and conditional use.

Edgar Lowe seconded the motion. The motion passed unanimously 5-0. Addam McCormick stated he would get in touch with the applicant and if they have no further interest in the property, they may cancel the request.

**Election of Board of Zoning and Sign Appeals Chairman and Vice Chairman for the remainder of the 2016 term**

Mr. Edgar Lowe made a motion to nominate Tom Mosier to continue as Chairman of the Goodlettsville Board of Zoning and Sign Appeals. Owen Sanders seconded the motion. The motion passed unanimously. Mr. Mosier accepted the position.

Chairman Tom Mosier made a motion to nominate Owen Sanders to continue as Vice-Chairman of the Goodlettsville Board of Zoning and Sign Appeals. Edgar Lowe seconded the motion. The motion passed unanimously. Mr. Sanders accepted the position.

The meeting adjourned at 4:53 P.M.

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Tom Mosier, Chairman

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Rhonda Carson, ECD Assistant