

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: December 5, 2016

Time: 4:30 P.M.

Place: Massie Chambers- Goodlettsville City Hall

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

Absent: Edgar Lowe

Also Present: Addam McCormick, Tim Ellis, Mike Bauer, Rhonda Carson and others.

Chairman Tom Mosier called the meeting to order.

Vice Chairman Owen Sanders made a motion to approve the minutes of the November 7, 2016 Board of Zoning and Sign Appeals meeting as written. Commissioner Zach Young seconded the motion. The motion passed unanimously 4-0.

Item #1 *LL&E Holdings, LLC, Property Owner and Barge Cauthen & Associates request a zoning variance regarding the minimum distance between driveway points on a designated arterial street at 515 Rivergate Parkway. Property is referenced as Davidson County Tax Map/Parcel # 02605013400 and is zoned CSL, Commercial Services Limited and contains 1.5 acres.*

Staff reviewed. Mr. McCormick stated this request is for a variance regarding the minimum separation distance of driveways on an arterial street (Rivergate Parkway). He explained that the building at 515 Rivergate Parkway was built in the 1970's and the owner is proposing to renovate the building and parking/landscaping area. The existing site currently has two (2) driveway entrances going northeast on Rivergate Parkway toward I-65. The request is to install a new driveway access in the area of the existing Rivergate Parkway median opening across the street from Loden Vision Center and remove the existing driveway access point adjacent to the Goodlettsville Elementary School property. Mr. McCormick explained the minimum separation between driveways on an arterial street is 200 feet according to the zoning ordinance. The separation between the proposed relocated driveway locations at 515 Rivergate Parkway will be 150 feet, therefore a 50 foot variance is required from the zoning ordinance section regarding minimum separation between driveways. Mr. McCormick stated the action of this Board is to determine if a variance could be allowed based on the provisions of the zoning ordinance. He stated the Planning Commission is also scheduled to review the request, with their focus being on access design, sight visibility, and need for the access point. Mr. McCormick reviewed standards for variances according to the City's zoning ordinance. Motion was made by

Commissioner Zach Young to approve the variance based on the physical surroundings and the hardship that the median creates. Owen Sanders seconded the motion and it passed unanimously 4-0

Item #2 *W. C Brummett Jr: Requests a conditional use approval for a religious facility in an IR, Industrial Restrictive Zoning District at 112,114,116,118,120, and 124 Connell Street. Property is referenced as Davidson County Tax Map 0191300 Parcels #20, 21,22,23,24, and 25 and contains 1.37 acres.*

Staff reviewed and discussed the previous October 2016 and November 2016 Board of Zoning and Sign Appeals meeting, relating to the previous applicant Kentucky-Tennessee Conference Association of Seventh Day Adventists, Inc. He stated they are no longer the applicant for the request. The property owner, W.C Brummett Jr. has requested an additional review of the property to include all six (6) properties to be considered as a conditional use for a religious facility.

Staff discussed the criteria used for conditional use for religious facilities in commercial and industrial districts including parking, landscaping, traffic flow, and consideration of adjoining properties.

Commissioner Young stated that the difference between this request and the previous is the other request only included the one parcel at 112 Connell Street containing approximately 0.19 acres and this request has expanded to include six (6) properties to total 1.37 acres to better accommodate parking.

William Brummett III represented the request. He stated he thought the difference in adding all the lots with a total of 1.37 acres will be more beneficial for parking and access and they are hoping this property will sale in the near future.

Mr. Roy Clendenin, (property owner of the store adjacent to 112 Connell) addressed the Board. He stated he is still against a proposed church facility at this location and feels it could devalue his property in the future.

Commissioner Young and City Manager Tim Ellis discussed the current City Ordinance regarding beer sales and explained that according to Mr. Clendenin's property zoning, beer sales would be allowed if the request is approved.

Michael Alford property owner 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 stated he would like to see the property sold and property maintenance issues addressed. He asked the Board members to please consider approving the request.

Motion was made by Commissioner Zach Young to approve the conditional use request with the stipulation that all six (6) properties will be included. Mr. William Carter seconded the motion and it passed unanimously 4-0.

Discussion Items: Mr. McCormick discussed training opportunities for the Board of Zoning and Sign Appeals members.

The meeting adjourned at 4:53 P.M.

Owen Sanders, Vice Chairman

Rhonda Carson, ECD Assistant