

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

Date: March 10, 2014

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

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

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Rhonda Carson, Commissioner Jeff Duncan, and others

Chairman, Tom Mosier called the meeting to order.

The minutes of the January 13, 2014 Goodlettsville Board of Zoning and Sign Appeals were approved as corrected to denote the absence of Edgar Lowe at the January 13, 2014 BZA meeting. Commissioner Zach Young made a motion to approve the minutes as corrected. William Carter seconded the motion. The motion passed 5-0.

Case No. 14-03-599 Consider request by Faulk & Foster for Cingular Wireless PCS, LLC by its manager AT& T Mobility Corporation for a wireless telecommunications facility (cell tower) to be located at the northwest corner of parcel 4.01 as found on Sumner County property map 143. This is property owned by Goodlettsville Nazarene Church, 400 Loretta Drive, Goodlettsville, TN. This request is for a new cell tower to be located on property in the A-Agricultural district.

Staff reviewed. Mr. Gregory reported this request is by Faulk & Foster for an AT&T mobility wireless telecommunications facility (cell tower) to be located on Loretta Drive. He stated during review of the site plan, a number of issues needed to be addressed. The applicant has requested more time to correct those changes and additions to the site plan.

Mr. Zach Young made a motion to defer the request to a future BZA meeting to allow time to make corrections and adjustments to the site plan. Owen Sanders seconded the motion. The motion passed unanimously 5-0.0

Case No. 14-03-600 Consider request for a setback variance in the CPUD (Commercial Planned Unit Development) district for property on the northwest corner of Dickerson Pike and Old Dickerson Pike, Davidson County property map 25, parcel 167. The applicant is Goodlettsville Pentecostal Church, 733 Old Dickerson Rd., Goodlettsville, TN.

Staff reviewed. Mr. Gregory reported this request seeks relief from setback requirements that leave no buildable area on the property. He stated that Goodlettsville Pentecostal Church had

acquired the property and they are requesting front setback variance in the CPUD (Commercial Planned Unit Development) district for the property. This proposal would place a sign structure approximately 15 feet from the right of way of Dickerson Pike. He explained the setback in the CPUD district is 60 feet. The property is not that deep and there is no place on the property to place a structure without relief from the front set back requirement. Sight distance should not be affected since the ground elevation is currently above the line of sight. Staff recommended approval.

Property owners, Caroleen Mroz and Terry Hobbs approached the Board stating they opposed the proposal for the sign. Their property is located at 904 South Dickerson Road and the corner of Moss Trail, and is zoned residential. Their concerns are the brightness of the LED lighting, and how this sign may affect the property value of their lots.

Mr. Edgar Lowe wanted to confirm that the sight distance will not be a concern for drivers pulling out from Old Dickerson Pike onto Dickerson Pike. Mr. Gregory stated that with the higher elevation of the area and with the 15 feet setback from the property line, it should not impede vision. Mr. Owen Sanders questioned the LED lighting of the sign.

Mr. Dan Russell represented the Goodlettsville Pentecostal Church. He stated that he appreciated the concerns of the neighbors and the Board members. He explained that the LED broadcast would be toward the road and he would prefer the lighting on display to be in white. The sign would follow the City ordinance regarding LED signs. The ordinance states no more than one half foot candle at the property line and the message static for at least six (6) seconds on the display board.

Zach Young stated if there is an issue with the sign, or colors of the LED, or brightness of the sign, it would be better addressed with the Planning and Zoning Commission regarding the sign ordinance. Mr. Young made a motion to grant the request for relief of the front setback requirement. Mr. Owen Sanders seconded the motion. The motion passed unanimously 5-0.

ORDER OF THE BOARD

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

WHEREAS; the Board has determined that the requirements of the Goodlettsville Zoning Ordinance, Section 14-210 (5) (iii) have not been met, and

WHEREAS; the Board has determined that no adverse impact will occur;

NOW, THEREFORE, BE IT ORDERED, based on the action by the Board of Zoning and Sign Appeals, the application for the variance has been granted to Goodlettsville Pentecostal Church, property located on the northwest corner of Dickerson Pike and Old Dickerson Pike, Davidson County property map 25, parcel 167.

Other Business Mr. Gregory presented letters to each Board member that Staff received on their behalf.

The meeting adjourned at 5:22 p.m.

Tom Mosier, Chairman

Rhonda Carson, ECD Assistant