

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

**Date:** May 1, 2018

**Time:** 5:00 P.M.

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

**Members Present:** Chairman Brian Hubert, Vice Chairman Mike Broadwell, Commissioner Rusty Tinnin, Edgar Lowe, William Carter

**Absent:** All present

**Also Present:** Mike Bauer, Rhonda Carson

Commissioner Rusty Tinnin made a motion to approve the minutes of the March 6, 2018 Board of Zoning and Sign Appeals meeting as written. Vice Chairman Mike Broadwell seconded the motion. The motion passed unanimously 5-0

**Item #1** {PUBLIC HEARING}

**Peter and Julie Kroll, owners, request a zoning variance from the Goodlettsville Zoning Ordinance Section 14-205(4)(d) and Table II Bulk Yard and Density Regulations Residential Districts regarding the maximum height of any structure in the R-40 Zoning District. Property is referenced as Sumner County Tax Map 143, Parcel 006.03 zoned R-40, and contains approx. 52.6 acres.**

Chairman Brian Hubert asked Planning Director, Rodney Joyner to introduce the item. Mr. Joyner gave a brief presentation of the property and proposed accessory structure. Mr. Joyner stated that applicants, Peter and Julie Kroll are requesting a height variance of three (3) ft. from the maximum height of eighteen (18) ft. of any structure in the R-40 Zoning District. Staff's observations of the proposed site/structure:

- Abundant topography
- Densely forested area
- Distance from neighboring properties is significant
- Rendering shows an upscale design with natural colors and materials
- Architectural drawings show proposed height to be twenty-one (21) ft.

Staff recommended approval based on size of the property, proximity to neighboring properties, existing vegetation and topography (natural buffers) of the property, and aesthetics of the proposed structure.

Chairman Hubert declared the Public Hearing open.

With no Public comments or questions, Chairman Hubert closed the Public Hearing.

Peter and Julie Kroll represented the request. With no comments or questions from the Board members, Commissioner Rusty Tinnin made a motion to approve the variance. William Carter seconded the motion. The motion passed unanimously, 5-0.

*The meeting adjourned at 5:05 P.M.*

---

Brian Hubert, Chairman

---

Rhonda Carson, ECD Assistant