

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: August 7, 2018

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

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

Absent: Edgar Lowe

Also Present: Planning Director Rodney Joyner, Mike Bauer, Rhonda Carson

Chairman Hubert called the meeting to order. With no changes to the agenda, Commissioner Rusty Tinnin made a motion to approve the agenda and May 1, 2018 meeting minutes. Vice Chairman Mike Broadwell seconded the motion. The motion passed unanimously 4-0.

Item #1 {PUBLIC HEARING}

Kenneth and Judy Batey, owners, request a zoning variance from the Goodlettsville Zoning Ordinance Section 14-195, Table II Bulk Yard and Density Regulations Residential Districts, Appendix A, regarding the minimum lot requirements for acreage for a lot in the R-25 Zoning District. Property is referenced as Davidson County Tax ID 020503001000, zoned R-25, located at 504 Moncrief Avenue, and contains approx. 0.315-acres (13,721-SF).

Planning Director, Rodney Joyner gave a brief presentation of the property and variance request. He explained that the property is zoned R-25 and the minimum lot size for that zoning district is 25,000 sq. ft. The existing lot for 504 Moncrief Avenue is 0.315-acres, which is 13,721 sq. ft. Mr. Joyner stated the request is for a lot size variance so a house can be built on the property. After researching the property, it was found that an existing home was located on this property at least by 2010, but by 2013, the house does not show in aerial photos. Since the property has been vacant, it requires the applicant to come before the Board for a lot size variance.

Staff recommended approval based on:

1. At one time, a home was on this property
2. Adjacent property to the South is very similar in size and has a home on it
3. This stretch of Moncrief Avenue has homes within a certain size and building envelopes are similar

Staff did not see an issue with another home on this property or issues with granting a variance. Comments that Staff had were addressed with the applicant and agreed upon. Staff recommended a final plat be recorded for this property which is required through the Subdivision Regulations.

Kenneth and Judy Batey represented the request. The applicants had no additional comments or questions.

Chairman Hubert declared the Public Hearing open.

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

Based on Staff recommendations, Commissioner Rusty Tinnin made a motion to approve the lot variance request with the condition that a final plat be recorded for this property per the Subdivision Regulations. Mr. William Carter seconded the motion. The motion passed unanimously 4-0.

With no additional business, **meeting adjourned at 5:04 P.M.**

Brian Hubert, Chairman

Rhonda Carson, ECD Assistant