

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: September 4, 2018

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

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

Absent: Vice Chairman Mike Broadwell

Also Present: Planning Director Rodney Joyner, City Manager Tim Ellis, Commissioner Zach Young, City Attorney Russell Freeman, Codes Director Larry DiOrio, Mike Bauer, Rhonda Carson

Chairman Hubert called the meeting to order. He called for a Public discussion for anyone wanting to speak before the agenda items.

Kim Carroll at 508 East Angela Circle came before the Board Members. She requested an exemption from the City Ordinance regarding accessory structures (detached garage) and materials used. The ordinance requires if a structure exceeds three hundred seventy-five (375) sq. ft., the outer materials have to match the primary structure (house). Ms. Carroll stated she had every intention on matching the brick until she discovered the original color brick was no longer available. Her house is forty –two (42) years old. She stated she knew this type of request would need to go before an appeal process, but did not want to keep the structure from moving forward until that formal process could take place. She presented pictures of the project and asked the Board members for assistance at this meeting.

Chairman Hubert asked Rodney Joyner how this situation could be addressed. Mr. Joyner reviewed the Design Guidelines/Supplemental District Regulations regarding accessory structures. He stated this is a challenge for Ms. Carroll and could be for future residents trying to match older brick that may not be available. He recommended the Board of Zoning request the Planning Commission to add this as a discussion item.

Commissioner Tinnin and Chairman Hubert both agreed they would like to see a resolution to this concern and suggested Ms. Carroll consult with Staff on moving forward with a formal appeal.

Commissioner Rusty Tinnin made a motion to approve the minutes of the August 7, 2018 Board of Zoning and Sign Appeals. Mr. William Carter seconded the motion. The motion passed 3-0.

{PUBLIC HEARING}

Item#1 Donovan & Edna Grant, owners, request a variance from the Goodlettsville Zoning Ordinance **Section 14-208(d) and (e), subsections (vii) and (viii) Supplementary District Regulations**; regarding the location and maximum height of any accessory structure within a residential zoning district. This parcel is located within a HDR-PUD zoning district. Property is referenced as Davidson County Parcel ID No. 03300002100, containing approx. 31.05 acres.

Staff reviewed. Mr. Joyner stated this is a request to build an accessory structure (barn) on this 31.05 acres. The owner is requesting it be built in front of the house (future) due to the topography of this site. The owner is also requesting a height variance from eighteen (18) ft. to twenty-five ft. Mr. Joyner reviewed the property and stated it would be hard to see the structure from the road due to topography of the site and the tree line along the road. Staff recommended approval based on:

1. Location of the structure
2. Distance between neighboring properties
3. Topography of the site
4. Proposed aesthetics of the barn

Owner Donovan Grant represented the request. He stated the area is wooded and will not be visible from the road and he felt this was the only location suitable to build the barn due to the hillside.

Chairman Hubert opened up the Public Hearing. City Manager, Tim Ellis asked Mr. Joyner if this property is currently part of the PUD (Planned Unit Development) of Dry Creek Townhomes. Mr. Joyner responded that it is zoned HDRPUD (High Density Residential Planned Unit Development) and has no connection plan -wise to anything else. Commissioner Tinnin asked what the barn would be constructed of. Mr. Grant responded that it will be rough cut lumber with a tin roof. No other comments or questions were presented and the Public Hearing was closed.

Based on Staff recommendations and discussion had at this meeting, Mr. William Carter made a motion to approve the variance. Commissioner Tinnin seconded the motion. The motion passed unanimously 3-0.

{PUBLIC HEARING}

Item#2 Thomas Anderson, owner, requests a Conditional Use Permit for General Personal Services in a Commercial Core Overlay District for mini-warehouse use as required in the Goodlettsville Zoning Ordinance **Section 14-207(n); and Appendix A, Table I, Land Use Activity Matrix; Zoning Districts**. Property is located at 303 S. Main Street. Property is referenced as Davidson County Parcel ID No. 02504010700, containing approx. 1.20 acres.

Staff reviewed. Mr. Joyner stated this property is located at 303 S. Main Street and is in the

Commercial Core Overlay District. He explained that regardless of the zoning, a mini-storage facility requires a conditional use permit and approval from the Board of Zoning and Sign Appeals. The owner is requesting an eight (8) bay mini warehouse to be built behind his existing building. It would not be any wider than the existing building. Mr. Joyner stated, the size of the building would not trigger any engineering for detention or anything of that nature. Staff recommended approval of the project based on:

1. Topography of the site (on the hill, not visible from the road)
2. Current land use along this strip of road
3. Scale of the project (eight (8) units/two (2) story)
4. Proximity to the neighboring properties and what they are used for (site to the south is a storage warehouse)

Owner Tom Anderson represented this request. He explained his intentions on developing this project and stated it will meet all codes and requirements expected. He stated he will have plans ready for the next Planning and Zoning Commission meeting.

Chairman Hubert opened up the Public Hearing. With no one wishing to speak, Chairman Hubert closed the Hearing.

Based on Staff recommendations, and discussion had at this meeting, Commissioner Tinnin made a motion to approve the request. Mr. Carter seconded the motion. The motion passed unanimously 3-0.

Other Business: Update on the ground mounted sign at Goodlettsville Cumberland Presbyterian Church (226 S. Main Street, Goodlettsville, TN 37072).

Chairman Hubert reminded the Board that this was an item before them several months ago. At that time, a six (6) month extension was granted and would be revisited at a later date. He asked for an update on the sign. City Manager Tim Ellis responded that this has not been addressed, but will be addressed soon.

Chairman Hubert noted that there is a vacancy on the Board. (Edgar Lowe's seat)

With no additional business, **meeting adjourned at 5:24 P.M.**

Brian Hubert, Chairman

Rhonda Carson, ECD Assistant