

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

**Date:** October 2, 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, Mark Writesman

**Absent:** All present

**Also Present:** Rodney Joyner, Tim Ellis, Russell Freeman, Larry DiOrio, Mike Bauer, Rhonda Carson

Commissioner Rusty Tinnin made a motion to approve the minutes of the September 4, 2018 Board of Zoning and Sign Appeals. William Carter seconded the motion. The motion passed 5-0.

Chairman Hubert introduced and welcomed Mark Writesman as a new member of the Goodlettsville Board of Zoning and Sign Appeals.

**Item #1** {PUBLIC HEARING}

Ponce Law Firm, applicant, requests a Sign Appeal from the City of Goodlettsville Zoning Ordinance, **Section 14-303. General Provisions; Subsection 1(e) General Standards;** regarding the restrictions of signs being located within the public right-of-way. This parcel is located within General Office Planned Unit Development zoning district. Property is referenced as Public Right-of-Way within the City of Goodlettsville, Davidson County, adjacent to Parcel ID No. 02600013800.

Staff reviewed. Mr. Joyner stated this is request for a monument sign by Ponce Law Firm at the corner of Conference Drive and Professional Park. He stated the proposed sign meets the minimum standards of the sign ordinance for a ground mounted sign. The request is before the Board because it is located in the Public Right-of-way. The ordinance states that any request of a sign in the Right-of-way must be approved by the Board of Zoning and Sign Appeals.

Mr. Joyner reviewed two options the applicant had submitted. The first option showed a sign with two additional tenants (spaces) below the primary tenant name. The second option showed three additional tenants (spaces) below the primary tenant name.

Brian Dunigan representing Ponce Law stated he did not know how many sub-tenants would be included on the sign. He had no additional information.

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

Commissioner Tinnin asked if the sign would be sufficient to accommodate all future tenants. Mr. Dunigan stated he did not know how many future tenants might occupy the building. Mr. Joyner and Board members discussed the additional buildings in the back of Professional Park. They were concerned this sign would not accommodate all tenants wanting signage and could lead to additional request for more signs in the right-of-way. Mr. Joyner stated the ground sign would be located on the northwest corner and the southwest corner has a building on it. He stated there is already a variety of signs (directional, temporary) on this corner and his concern would be saturating that corner with additional signage. He stated this could be challenging for the Board and the City. He suggested the Board discuss setting guidelines and limits regarding signage at that location. City Manager Tim Ellis reminded the Board that if they approve the sign, there still has to be an approval by the City Commission for encroachment of right-of-way. Mr. Dunigan stated he thought the principals involved would be open to adding additional spaces/height to the sign to accommodate more tenants if needed. Board members and staff discussed different options and stated they had no opposition to the sign, but would like it to be in the best interest of everyone involved. They suggested deferring the request so they could continue discussions on setting a standard that the City could follow. Based on discussion had at this meeting, Commissioner Tinnin made a motion to defer the request for one (1) month in order to gather more information. Vice-Chairman Mike Broadwell seconded the motion. The Motion passed unanimously 5-0. Chairman Hubert and Commissioner Tinnin assured the applicant that the Board will work with them on moving forward with the sign application.

**Item #2** {PUBLIC HEARING}

Kimberly Carroll, owner, requests a variance from the City of Goodlettsville Design Review Guidelines Section III. Design Guidelines Criteria; subsection 3.5 Architecture; 5. Colors and Materials; regarding the minimum percentage of natural materials and common color palette for multiple buildings. This parcel is located within an R-25 residential zoning district. Property is referenced as Sumner County Parcel ID No. 143H D 028.00 000, containing approx. 0.64-acre (27,976-SF).

Staff reviewed. Rodney Joyner stated Mrs. Carroll had been before the Board at a previous meeting for discussion of her proposed accessory structure. She is before the Board now to request a variance from the Design Review Guidelines regarding materials on the building. Owner, Kimberly Carroll represented the request. 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. Mrs. Carroll stated she had every intention on matching the brick until she discovered the original brick color was no longer available. Her house is forty-two (42) years old. She presented different brick colors, but felt they did not match or compliment the

structure and existing house. She asked the Board to consider letting her use siding instead of the miss matched brick.

Chairman Hubert opened the Public Hearing.

Mr. Jeff Carroll came forward to speak to the Board. He stated he is Mrs. Carrol's husband and would like to finish this project. He stated the garage is under construction which has stopped due to this material concern. He gave examples of neighboring detached buildings that were covered in siding material. He asked the Board for a resolution on this matter.

Chairman Hubert thanked him for going through the proper procedures to move forward with the project and he closed the Public Hearing.

Commissioner Tinnin stated he has looked at the pictures of surrounding properties and what the Carroll's are trying to accomplish, and he agreed that siding would be a better option for this project.

Based on input from the applicant and discussion had at this meeting, Commissioner Tinnin made a motion to approve the variance request. Vice-Chairman Broadwell seconded the motion. The motion passed unanimously 5-0.

Chairman Hubert stated this Board will request the Planning Commission discuss this situation for future applicants.

**Other Business: *Discussion regarding upcoming Planning Training***

Mr. Joyner stated he was setting up a required training session for the month of November and will follow-up with details when they are available.

***The meeting adjourned at 5:27 P.M.***

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Brian Hubert, Chairman

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Rhonda Carson, ECD Assistant