

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: February 5, 2019

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Mike Broadwell, Vice-Chairman Mark Writesman, Commissioner Zach Young, William Carter

Absent: All present

Also Present: Rodney Joyner, Tim Ellis, Russell Freeman, Rhonda Carson

Chairman Mike Broadwell called the meeting to order. Planning Director, Rodney Joyner stated there were no corrections or additions to the agenda.

Commissioner Young made a motion to approve the meeting minutes of the January 8, 2019 Board of Zoning and Sign Appeals. Vice-Chairman Writesman seconded the motion. The motion passed unanimously 4-0.

Item #1 {PUBLIC HEARING}

Thomas L. Cunningham, III, applicant & owner, requests a Conditional Use Permit from the City of Goodlettsville Zoning Ordinance **Appendix A; Table I; Land Use Activity Matrix; Zoning Districts; CS;** to operate an RV Campsite Facility. This parcel is located near 708 N. Main Street, and is within a CS Zoning District (Commercial Services). Property is referenced as Davidson County Parcel ID No. 001808004800, containing approx. 3.31 acres.

Planning Director, Rodney Joyner reviewed the request. He stated staff had talked with the applicant and Staff recommended approval. Owner, Tommy Cunningham represented this request. He had no additional comments or questions.

Chairman Broadwell opened the Public Hearing. With no one wishing to speak on this item, Chairman Broadwell closed the Public Hearing.

Commissioner Young asked for clarification on the Davidson/Sumner County flood maps that had been presented. Mr. Joyner stated the proposed site and information that was before them was based on the current adopted flood maps. He stated the proposed site does not fall within the flood plain based on the current flood map for Davidson County.

Vice-Chairman Writesman asked if this property has always been zoned for a campground. Mr. Joyner explained that no matter what zoning classification a property has, a campground always has to come before the Board of Zoning for approval with a Conditional Use Permit.

Commissioner Young asked Mr. Cunningham if they were going to stop using some of the other existing camp spots. Mr. Cunningham said no.

Based on staff recommendations and discussion had at this meeting, Vice-Chairman Writesman made a motion to approve the Conditional Use Permit at 708 N. Main Street. Commissioner Young seconded the motion. The motion passed unanimously 4-0
City Manager, Tim Ellis asked Mr. Cunningham to check with TDOT (Tennessee Department of Transportation) concerning a future project in that area. The project will consist of widening the railroad bridge. Mr. Ellis stated he did not think it would impact Mr. Cunningham's plans, but he felt they needed to have a conversation regarding his property and TDOT's plans.
Mr. Joyner clarified that the Public Hearing had been opened and closed properly.

Other Business:

A. *Initial discussions on Cartwright St. Development and potential variances.*

Mr. Joyner introduced Dean Patel and stated he would like to discuss a proposed project that may be coming before them. Commissioner Young asked if the project would require a conditional use permit or a variance. Mr. Joyner said it would be before this board next month regarding a variance to a setback.

Dean Patel at 1156 Willis Branch Road discussed his plans to build a high-end Hilton hotel on vacant property at S. Cartwright and E. Cedar. The proposed hotel would feature a catwalk which would lead to a conference center. Mr. Patel stated his team is working very closely with city staff and wanted this board to know they would be asking for a variance on one back side of the property. He stated all other setbacks were being met. He discussed the proposed hotel and conference center to be a great addition to the city, with the conference center accommodating 450-500 people. He welcomed any questions or suggestions from the BZA board members. There were no additional comments or questions.

B. *Thoughts on upcoming Planning Training sessions*

Mr. Joyner discussed options for 2019 training. He stated four (4) hours are required each year for the Board of Zoning and Sign Appeals and the Planning Commission. He presented topics based on staff recommendations and Planning Commission recommendations. He asked for any additional ideas. Commissioner Young suggested a training class on understanding design standards and subdivisions. He stated it could be beneficial when PUD's (Planned Unit Developments) are submitted for review and helpful in getting a better-quality product. He suggested asking Lisa Milligan with Metro/Davidson County to teach a class on understanding design standards.

Mr. Joyner stated the plan is to have four separate training sessions throughout the year. They would consist of one-hour training each and be held after the regular meetings.

Meeting Adjournment:

With no further business, Commissioner Young made a motion for adjournment. William Carter seconded the motion. All were in favor. The meeting adjourned at 5:13 P.M.

Mike Broadwell, Chairman

Rhonda Carson, ECD Assistant