

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

**Date:** September 3, 2019

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

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

**Members Present:** Chairman Mike Broadwell, Cisco Gilmore, Brian Rager, Zach Young

**Absent:** Vice Chairman Mark Writesman

**Also Present:** Director of Planning and Development Services Addam McCormick, City Manager Tim Ellis, City Attorney Russell Freeman, and Rhonda Carson,

Chairman Broadwell called the meeting to order at 5:01 pm and declared a quorum. Staff stated no changes to the agenda. Zack Young made a motion to approve the minutes of the June 4, 2019 Board of Zoning and Sign Appeals meeting as written. Brian Rager seconded the motion. The motion was approved unanimously. Applicant only person in attendance and signed up for public hearing.

**Item #1** {PUBLIC HEARING}

Unique Omega, LLC requests a building height variance from *Zoning Ordinance Sections 14-206. Commercial District Regulations (4) Bulk, Height, and Open Space Requirements (d) Permitted Height and (5) Other Regulations (b) Special Height Provisions* on 4.94 acres at 300 Cartwright Street, 300 and 302 East Cedar Street. Properties are referenced as Davidson County Tax Map/Parcels# 01913010300, 01913007400, 01913009700, and 0193009800 and are zoned CS, Commercial Services. One property is within the CCO, Commercial Core Overlay district.

**Dean Patel- 1156 Willis Branch Road- Goodlettsville- Project Representative**

Mr. Patel discussed request for two (2) additional stories and project design

Staff discussed property including four (4) properties and limitation of flood plain/floodway and stream bank buffer on south lot which equaled 26,000 sq. ft. property area or twelve (12%) percent of total development area

Staff discussed the Board granted a setback variance in March to permit twenty (20') front building setbacks so the sky exposure plane requirement would have to be a portion of variance since setback less than fifty (50') feet. Board and staff discussed the project plans have changed including no building on south side and would any changes to original variance be needed. Staff stated no- since basis for original variance would still apply

Staff discussed limitations with variances and intention with maximum height zoning ordinance requirements.

Zach Young discussed that additional stories beyond four could be a positive with project in area but not the entire CS zoning area.

Mr. Patel discussed project ideas including six (6) to seven (7) stories with roof top amenities. The adjacent Starbucks anticipated to open quickly has really created a lot of interest with hotel companies.

Board and staff discussed the roof top amenities would still be considered a story.

Russell Freeman, City Attorney discussed one additional story could have reviewed as a hardship but more than that really a legislative issue which is not the role of this Board.

Zach Young made a motion to approve the variance for one additional (1) story only, based on the property limitations discussed and that for the Planning Commission to review an ordinance amendment or overlay for increased story heights in select areas instead of the entire CS zoning districts. Cisco Gilmore seconded the motion. Motion was approved unanimously.

Staff discussed bed and breakfast zoning ordinance proposal includes limiting new uses to five (5) acre plus properties or historically significant properties. City Commission adopted a six (6) month moratorium in June for new ordinance amendments.

Zach Young made a motion for adjournment. Cisco Gilmore, seconded. Motion approved unanimously

***The meeting adjourned at 5:30 P.M.***

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Mike Broadwell, Chairman

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Rhonda Carson, ECD Assistant