

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

**Date:** November 5, 2019

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

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

**Members Present:** Chairman Mike Broadwell, Cisco Gilmore, Brian Rager, Vice Chairman Mark Writesman

**Absent:**

**Also Present:** Addam McCormick-Planning Director, Tim Ellis- City Manager, Russell Freeman-City Attorney, and Rhonda Carson, Planning/Codes Department

Chairman Broadwell called the meeting to order at 5:00 pm and declared a quorum. Staff stated no changes to the agenda. Rager made a motion to approve the minutes of the October 1, 2019 Board of Zoning and Sign Appeals meeting as written. Gilmore seconded the motion. The motion was approved unanimously.

**ITEM#1**

Patricia Grimes requests side setback variances from the requirements of the Zoning Ordinance Section 14-206. Commercial District Regulations, (4) Bulk, Lot, and Open Space Requirements, (e) Yard regulations for a proposed building at 632 Wade Circle. Property is referenced as Davidson County Tax Map/Parcel# 02614001800 and is zoned CSL, Commercial Services Limited. Property Owner- MP Home Solutions Pro Inc.

**Representatives: Patricia Grimes**

**Staff Discussion Items:**

- History of property and 1946 subdivision lots since subdivided
- North side of the property is adjacent to a non-improved street so this lot is a corner lot
- House removed from property currently vacant
- Lot is a non-conforming lot of record per staff report does not meet minimum lot size of 10,200 sq. ft. versus 20,000 sq. ft. minimum or lot widths thirty-two (32') feet to sixty (60') feet versus 100 feet minimum width

Staff discussed with setbacks including front along non-improved street and side setback applied the property would not be buildable

-Zoning Ordinance includes a provision for non-conforming lots of record and the Appeals Board reviewing setbacks variances to make property buildable per uses permitted in zoning ordinance.

-Staff discussed applicant's proposal for a twenty-five (25') feet building width

-Staff recommended ten (10') feet setback along north line and five (5') feet along the south line

### **-Public Hearing**

#### **Jason Whittle, Adjacent Property Owner -634 Wade Circle**

#### **Pamela Danzy, Friend of Adjacent Property Owner**

-Danzy stated does permit work in Davidson County and understands the property is a non-conforming lot

-Danzy asked about setback requirements, Metro Davidson County Codes said property so old they can't say where property line is-asked if know where the property line is

-Danzy and Whittle asked about construction in relation to garage on his property- and garage is probably only a few feet off the property line

-Danzy and Whittle discussed concerned with storm water and if storm water will be required

-Whittle discussed family home but does not live there now-rental property and renters worried about what is going to happen next door

#### **Board Discussion Items:**

-Russell Freeman- City Attorney asked about property line and how far off line their garage is

-Whittle discussed did not know for sure but assume three (3') feet

-Tim Ellis- City Manager discussed the proposal and setback of house

-Whittle discussed house estimated ten (10') to fifteen (15') feet setbacks for house

-Grimes discussed proposal is for multi-story building with parking underneath and drive along south side adjacent to house

-Danzy stated building should be fifteen (15') off property lines to meet setbacks

-Staff discussed that is the decision of the Board

-Staff discussed the site approval process includes site plan approval by Planning Commission including property survey and storm water

-Board and Staff discussed fire separation requirements and that different regulations apply with limited setbacks to property lines

-Board and Staff discussed flipping setbacks to require ten (10') feet on the south property line and five (5') feet on the north property line- same building width could be built

-Grimes discussed agreeing to setbacks

**Motion:**

Writesman made a motion to approve the setback variances of five (5') feet on the north property line and ten (10') feet on the south property line as amended, seconded by Rager. Motion to approve the request passed unanimously 4-0.

**ITEM#2**

Vertical Bridge request reduced setback and separation requirements from Zoning Ordinance Section 11-906 Wireless Telecommunication Towers and Antennas (F) Administratively Approved Uses (C) New Towers in Non-Residential Zoning Districts for a one hundred and thirty (130') feet cell tower on Cartwright Street.. Property is referenced as Davidson County Tax Map/Parcel# 01913011100 and is zoned IG, Industrial General. Property Owner- City of Goodlettsville

**Representatives:** Richard Williams

**Staff Discussion Items:**

-Board denied variance at last month's meeting due to setback and separation reductions requested in relation to multiple single family homes

-Request is for same proposed tower height and design

-Request is for property zoned IG, Industrial General which is a less restrictive industrial district than last month's proposal in an IR, Industrial Restricted district

-Staff discussed the proposed setback and reduced separation proposed with tower- only residential house (not residential zoning) is 300 feet away

-Staff discussed the proposed reduced setbacks do not impact any residential properties- adjacent properties include City Public Works Facility, Tyson plant, and site of approved hotel and conference center

-Freeman discussed the house is question will be under contract for the city to purchase the property in a week or so.

-Rager discussed tower proposal being consistent with the last proposal and the proposed location

**-Public Hearing-** No one present to speak on request but applicant

**Motion:**

Gilmore made a motion to approve the requested reduced setbacks and separation, seconded by Rager. Motion to approve the request passed unanimously 4-0.

**Referenced Reduced Setbacks and Separations:**

**Reduced Setbacks Proposed:**

*\*Measurements per applicant's submitted plans*

Proposed one hundred thirty (130') feet tower requires seventy-five (75%) percent of tower height setbacks to property line- ninety-seven and a half (97.5') feet setback

North Property Boundary: 40' feet- 57.5' feet reduced setback/variance

South Property Boundary: 96' feet – 1.5' feet reduced setback/variance

West Property Boundary: N/A- 135' feet to Cartwright Street

East Property Boundary: 50' feet- 47.5' feet reduced setback/variance

**Reduced Separation Proposed:**

Proposed one hundred thirty (130') feet tower requires two hundred (200') feet or three hundred (300%) percent height of tower to one-family or duplex residential units and no separation other than setback to non-residential zoned or non-residential uses- 390' feet separation

*\*Measurements per applicant's submitted plans and on-line measurements- Nashville Parcel Viewer data*

North – N/A

South –N/A

East- N/A

West- 300' feet to house at the corner of Cartwright and Connell Streets - 90' feet reduced separation/variance

**Existing Tower Separations:**

Location- Tower Type- Property Zoning- Separation from Proposed Monopole\*

South Cartwright-280' Lattice type- IG- Industrial General- 5,410 feet

Moss Trail/Rivergate Parkway – 150' Lattice type- CSL, Commercial Services Limited -5,900 feet- Approved June 1984

Drycreek Road/Dickerson Pike/SR 11/Hwy 41- Cellular antennas on electric tower – CPUD, Commercial Planned Unit Development -11,200 feet

Springfield Highway adjacent to I-65- 200' Lattice type- CPUD, Commercial Planned Unit Development- 10,200 feet- Approved June 1998

1030 Williamson Road adjacent to I-65- 285' Lattice type- A, Agricultural -11,400 feet

Alta Loma Road adjacent to I-65- 140' Monopole type- HDRPUD, High Density Residential Planned Unit Development- 9,900 feet- Approved April 1996

Alta Loma Road/Behind Rivergate Church of Christ – 120' Monopole type- CSL, Commercial Services Limited -11,400 feet -Approved May 1998

Others:

Conner Drive –Utility Communication Tower – Lattice type- 7,100 feet

City Hall- Emergency Services Communication Tower – Lattice type-2,820 feet

Willis Branch (Outside City Limits) – Monopole type -11,000 feet

Motion to adjourn by Brian Rager, Second by Cisco Gilmore. Motion passed unanimously

***The meeting adjourned at 5:36 P.M.***

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Mike Broadwell, Chairman

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Rhonda Carson, ECD Assistant