

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: March 6, 2018

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Commissioner Rusty Tinnin, William Carter, Brian Hubert, Mike Broadwell

Absent: Edgar Lowe

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

City Manager, Tim Ellis announced that former Chairman Tom Mosier resigned from the Board in January 2018. Election of officers was deferred from last meeting. Mr. Ellis suggested a Chairman and Vice Chairman should be elected before moving forward with this meeting. He also introduced new Planning Director, Rodney Joyner which is to begin with the City on March 12. Mr. Ellis also introduced new Board of Zoning and Sign Appeals member, Mike Broadwell.

After discussion, Brian Hubert was nominated as Chairman of the Board of Zoning and Sign Appeals, and Mike Broadwell was nominated as Vice Chairman. Vote was unanimous 4-0. Officers for 2018 to be: Brian Hubert-Chairman and Mike Broadwell Vice-Chairman.

Commissioner Rusty Tinnin made a motion to approve the minutes of the January 2, 2018 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed unanimously.

Item #1 {PUBLIC HEARING}

Goodlettsville Cumberland Presbyterian Church, Inc. requests zoning variances from the Goodlettsville Zoning Ordinance Sections 14-305 (c) (iii) and 14-305 (c) (IV) regarding the maximum height of ground signs and maximum square footage of changeable copy signs at 226 S. Main Street. Property is referenced as Davidson County Tax Map/Parcel # 02601001500 and is zoned CSL, Commercial Services Limited and is within the CCO, Commercial Core Zoning Overlay and contains 5.47 acres.

Tim Ellis introduced the item and noted that Pastor Tim Stutler would be representing the request. Mr. Ellis also requested that the item move as expeditiously as possible due to conflicts with Pastor Stutler's schedule.

Mr. Ellis reviewed the request and Staff notes. Staff recommended instead of granting variances, to review grade alterations and reduction of digital signage display area to be in compliance or

defer and request the Planning Commission and City Commission to review an ordinance amendment that would permit the increased sign areas.

Pastor Stutler represented the request. He stated the Church made this sign to accommodate for a digital reader sign. He stated they thought they were within the requirements of maximum signage area, and did not realize the height exceeded the maximum sign height. He stated they added additional panel signage on top of the existing sign for digital signage, but did not realize they had exceeded the size for electronic reader board. He stated the Church asks for a variance because they simply made a mistake. Pastor Stutler stated the Church has tried to make improvements on Main Street and felt the sign is not intrusive or blocking any view and that it is the only sign they have on Main Street. He stated any consideration would be appreciated. Chairman Hubert asked if a permit had been obtained for the sign. Pastor Stutler stated that they did not realize a permit was needed for the changes since it was an existing sign.

Staff and Board members discussed options. Mr. Ellis recommended a temporary conditional variance of six (6) months to give the City time to review City statutes and work with the church to find an answer. Based on Staff recommendation and discussion had at this meeting, Commissioner Rusty Tinnin made a motion to approve a temporary conditional variance for six (6) months. Mike Broadwell seconded the motion. The motion passed unanimously 4-0.

Item #2 {PUBLIC HEARING}

Charlotte Rosenbalm, property owner requests conditional use approval for a bed and breakfast homestay in R-25, Low Density Residential zoning District at 221 Shevel Drive. Property is referenced as Davidson County Map/Parcel # 02508006800 and contains 1.51 acres.

Tim Ellis reviewed the item and introduced property owner Charlotte Rosenbalm. The request is for a conditional use approval for a one bedroom-bed and breakfast in the existing residence. Ms. Rosenbalm represented the request. Chairman Hubert asked if only one bedroom would be used as a bed and breakfast homestay. Ms. Rosenbalm stated she would like to have two bedrooms used but would be satisfied with one. She thanked the Board for their consideration and stated she understood the State is discussing legislation regarding short-term rental properties. Chairman Hubert stated that Staff recommended only one bedroom be used for rental. Staff recommended approval with applicant meeting the specific conditional use requirements of the bed and breakfast homestay ordinance provisions.

Based on Staff recommendations and the applicant meeting the requirements of the bed and breakfast homestay conditional use provisions, Commissioner Tinnin made a motion to approve the request. Mike Broadwell seconded the motion. The motion passed unanimously 4-0.

Item #3 {PUBLIC HEARING}

Craig Smith and Eugene Howard, property owners request zoning variances from the Goodlettsville Zoning Ordinance Sections 14-205 (4) (a), 14-206 (4) (a), and 14-208 (1) (g) regarding the minimum width of an access easement to provide access for a proposed

residential lot for an existing single family dwelling unit at 1209 Dickerson Road and the minimum property size of A, Agricultural and CS, Commercial Services zoned properties. Property is referenced as Davidson County Tax Map/Parcel # 03300003500 and is zoned A, Agricultural and CS, Commercial Services and contains 1.79 acres.

Chairman Hubert introduced the item. Property owner, Craig Smith represented this request. The property is 1.79 acres and is zoned both CS, Commercial Services and A, Agricultural. The variances requests are for the property owner to be able to subdivide the property into two properties including one lot for the existing commercial building and one lot for the existing residential building.

The request includes three (3) zoning ordinance variances. The first request is from the Zoning Ordinance Section 14-208 (1) (g) regarding the minimum width- fifty (50') feet of an access easement to provide access for a proposed additional residential lot. The applicant requests a twenty-five (25') feet variance for a twenty-five (25') feet access easement. The other requested variances are from the Zoning Ordinance 14-205(4) (a) (Table II) from the minimum agricultural zoned property area of 217,800 sq. ft. (5 acres) to permit a proposed 66,270 sq. ft. agricultural and a section of CS, Commercial Services zoned section. A variance is also requested from the Zoning Ordinance 14-206 (4) (a) (Table III) from the minimum CS zoned property area of 25,000 sq. ft. to permit a proposed 11, 700 sq. ft. CS, Commercial services zoned property.

Chairman Hubert asked if the applicant currently lived in the residential house on the property. Mr. Smith stated he did not live on the property and has it listed for sale. Mr. Smith also stated that the commercial portion is not being used and he would like to be able to sale them individually. He stated a contract was proposed on the house contingent to meeting the zoning requirements. He confirmed that an access road is already there. He also confirmed they would not be building anything additional, just simply separating the two lots.

Commissioner Tinnin asked if the Planning and Zoning Board had reviewed this request. Mr. Ellis stated that the Planning and Zoning Board reviewed Monday evening March 5. The Board deferred until a decision was determined from the Board of Zoning and Sign Appeals. The Planning Board will review again after this determination.

Chairman Hubert stated he thought since the buildings were existing, it would not create a concern. Based on discussion had at this meeting, Mike Broadwell made a motion to approve the request. Commissioner Tinnin seconded the motion. The motion passed unanimously 4-0. This item will move on to the Planning and Zoning Commission.

The meeting adjourned at 5:22 P.M.

Brian Hubert, Chairman

Rhonda Carson, ECD Assistant