

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: May 7, 2019

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Mike Broadwell, Vice- Chairman Mark Writesman, Commissioner Zach Young, Brian Rager, Cisco Gilmore

Absent: All present

Also Present: Rodney Joyner, Russell Freeman, Larry DiOrio, Mike Bauer

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

Vice Chairman Writesman made a motion to approve the meeting minutes of the April 2, 2019 Board of Zoning and Sign Appeals. Cisco Gilmore seconded the motion. The motion passed unanimously 5-0.

Item #1 {PUBLIC HEARING}

For consideration of a Conditional Use Permit Request by Ms. Vickie Martin from the Goodlettsville Zoning Ordinance, Section 14-213, Administration and Enforcement; (9) Conditional Use Permits; (h)(ii); regarding the requirement for a Conditional Use Permit in the R-25 Residential Zoning District for a Bed and Breakfast Homestay, located at 214 Shevel Drive. Property is referenced as Davidson County Parcel ID No. 02508007300, containing approx. 1.12 acres.

Planning Director Rodney Joyner reviewed the request. Staff recommended approval. Chairman Broadwell invited the applicant to come before the Board. Homeowner, Vickie Martin represented the request. Ms. Martin stated she was asking permission to operate a Bed and Breakfast at her home location.

Chairman Broadwell opened the Public Hearing.

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

Commissioner Young asked if Ms. Martin would be providing breakfast for the tenants of the Bed and Breakfast. She stated she did not plan to have this service if not required.

Commissioner Young asked Mr. Joyner if the information before the Board was the latest version of the Zoning Ordinance in regards to Bed and Breakfast Homestay requirements. Planning Director, Rodney Joyner stated it was the latest version. He clarified that an

amendment had been added recently for detached Bed and Breakfast, but stated this is an attached Bed and Breakfast in a residential zoning district.

Commissioner Young asked if this was in operation currently. Ms. Martin responded, No. Vice-Chairman Writesman asked how many people this could accommodate and if the bedrooms that would be used are in the basement area. Ms. Martin stated she planned to have two bedrooms set-up for guest and all bedrooms are located on the main floor, not in the basement. Mr. Joyner clarified that the intent of the ordinance is to have the Bed and Breakfast Homestays owner occupied. Commissioner Young stated he felt owner occupied is more comforting.

Based on Staff recommendation and discussion had at this meeting, Vice-Chairman Writesman made a motion to approve the request for a Bed and Breakfast at 214 Shevel Drive. Brian Rager seconded the motion. The motion passed unanimously 5-0.

Item #2 {PUBLIC HEARING}

For consideration of a Sign Ordinance Variance from the City of Goodlettsville Sign Ordinance; Section 14-305(1) (C) at Jackson Crossings; located at 102 Long Hollow Pike; Sumner County Tax Map 143, Parcels 67.00 & 67.04.

Planning Director Rodney Joyner reviewed the request. He explained that this request is for a variance regarding the height of one of the proposed signs at the Jackson Crossing development on Long Hollow Pike. The applicant is also asking for a variance on a second proposed sign regarding the size of the sign.

Mr. Joyner reviewed the sign ordinance which would allow a total of four (4) signs on the property with the amount of frontage they have. In lieu of the four signs, the applicant is asking for a total of two signs with additional height/size than the sign ordinance allows. Staff welcomed the idea and preferred that option over having four signs. Staff recommended approval of the variance.

Jack Ludington and Rodney Jarvis represented the request. Mr. Ludington discussed drawings/designs of the proposed signs.

Mr. Joyner clarified that the variance request for the smaller sign (Jackson Rd. entrance) is for a three (3) ft. height difference. The sign ordinance states the maximum height is seven (7) ft. The proposed sign is 10' 3/8" in height.

The larger, taller sign (Long Hollow Pike entrance) will not exceed the maximum height of thirty (30) ft. The variance request for this sign is an additional ten (10) sq. ft. of what is permitted regarding the size, not the height.

Commissioner Young asked if TDOT (Tennessee Department of Transportation) still owned the triangle shaped property where the Long Hollow Pike sign is proposed. Mr. Ludington stated it had been bought from TDOT by the owner of the development.

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

Based on Staff recommendations, and discussion had at this meeting, Commissioner Young made a motion to grant the variances for both the size and height of the two signs as shown in option B of the presented drawings.

Vice-Chairman Writesman seconded the motion. The motion passed unanimously 5-0.

Chairman Broadwell opened up discussion regarding Bed and Breakfast Homestay. Staff and Board members discussed concerns with the zoning ordinance pertaining to Bed and Breakfast Homestays. After discussion, Commissioner Young made a motion to recommend to the City Commission and the Planning and Zoning Commission to re-visit this ordinance. Commissioner Young suggested this portion of the code be removed or strictly amended to limit the Bed and Breakfast Homestays. Brian Rager seconded the motion. The motion passed unanimously to forward this discussion item on to the Planning and Zoning Commission for the June 3, 2019 meeting.

Meeting Adjournment:

With no further business, Commissioner Young made a motion for adjournment. Vice-Chairman Writesman seconded the motion. All in favor 5-0.

Meeting adjourned at 5:34 P.M.

Other Business:

- A. Planning Training: Historic Preservation Planning (Presented by Kevin Chastine With Griggs & Maloney, Inc.)***

One-hour training on Historic Preservation by Kevin Chastine followed the meeting.

Attendees for the Planning/BZA training:

David Lynn-Planning Commission Member
Judy Wheeler-Planning Commission Member
Jim Galbreath-Vice-Chairman Planning Commission
Zach Young-City Commissioner/Board of Zoning and Sign Appeals Member
Mark Writesman-Vice-Chairman Board of Zoning and Sign Appeals
Brian Rager-Board of Zoning and Sign Appeals Member
Mike Broadwell-Chairman Board of Zoning and Sign Appeals
Cisco Gilmore- Board of Zoning and Sign Appeals Member
Rodney Joyner-Planning Director
Kevin Chastine-Presenter

Mike Broadwell, Chairman

Rhonda Carson, ECD Assistant