



February 1, 2022 Board of Zoning and Sign Appeals 5:00 PM City Hall - Massie Chambers

Agenda:

- 1 Approval of Meeting Minutes
 1. Approval of December 7, 2021 Meeting Minutes

Agenda Items

2. Tony Williams: Request conditional use approval for an entertainment and amusement services use (event center) at 600 S. Main Street, Suite 216. Property referenced as Davidson County Tax Map/Parcel #02508008300 and is zoned CSL, Commercial Services Limited/ Commercial Core Overlay. Property Owner: Charles and Nancy Cooke. Zoning Ordinance Section 14-208 (1)(o)(v

For more information regarding this agenda, please contact the city recorder by email at:
amccormick@goodlettsville.gov

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enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212
www.goodlettsville.gov

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

December 7, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Jay Philpot

Also Present: Addam McCormick (Staff), Russell Freeman-City Attorney, and Sharon Reed (Staff)

Chairman Writesman called the meeting to order at 5:00 pm and declared a quorum. McCormick stated no changes to the agenda.

Approval of September 7, 2021 Meeting Minutes: Gilmore made a motion to approve the minutes of the September 7, 2021 meeting, Broadwell seconded the motion. Motion was approved unanimously.

AGENDA

Item #1 Taqueria y Birrieria Jalisco: Request temporary use approval for an outdoor display and sale of seasonal food (food truck) at 703 Rivergate Parkway on a portion of 0.38 acres. Property referenced as Davidson County Tax Map/Parcel # 02613007700 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay. Property Owner: Tri Star Energy, LLC. Zoning Ordinance Section 14-208 (1)(o)(v).

Staff Discussion:

- The City's Zoning Ordinance for permanent food trucks does not apply to properties east of I-65 due to the numerous permanent food service establishments in this area.
- A Zoning Ordinance violation notice was sent on 9-16-2021 regarding the food truck on the property. The Zoning Ordinance Temporary Use section includes provisions for sales of food and merchandise for sixty (60) days a year.
- The Goodlettsville City Commission is scheduled on December 9, 2021 to review the final reading of an amendment to the Temporary Use section of the Zoning Ordinance. If the amendment is approved, similar requests of this item will be administered at a staff level.
- The Board of Zoning and Sign Appeals under the proposed amendments would still review temporary uses for the defined major uses when proposed in residential zoning districts or adjacent to residential zoning districts.
- Staff would recommend approval with listed stipulations based on the proposed temporary use connected to the existing permanent fuel service center/market
- Stipulation-Sixty (60) days temporary use permitted only on the current location at the property
- Stipulation-Sixty (60) days maximum permitted either dispersed over the entire 2022 year or sixty (60) days at one time. Applicant to provide the proposed sixty (60) days calendar to staff for review and approval
- Stipulation-Temporary use to comply with City's Temporary Sign Ordinance regarding maximum number, size, and duration of temporary signs if a temporary sign is proposed

Item Representative: N/A

Board Discussion:

-Broadwell asked McCormick if the board can proceed with the request without the applicant present

-McCormick responded they can proceed, the City Commission is scheduled on December 9, 2021 to review the final reading of an amendment to the Temporary Use section of the Zoning Ordinance, if the amendment is approved, similar requests of this item will be administered at a staff level and considering the time frame request is for 2022.

Motion: Broadwell made a motion to approve the request with stipulations referenced in meeting, seconded by Rager. The motion passed unanimously.

Item #2 Community Development Staff: Request approval of the 2022 meeting calendar.

Motion: Broadwell made a motion to approve the request, seconded by Rager. The motion passed unanimously.

With no further business, Broadwell made the motion to adjourn, seconded by Rager. The motion passed unanimously.

The meeting adjourned at 5:04 pm.

Mark Writesman, Chairman

Sharon Reed, Planning Assistant

APPENDIX A

P- PERMITTED USE
N- NOT A PERMITTED USE
C- PERMITTED ONLY BY CONDITIONAL USE

TABLE I

LAND USE ACTIVITY MATRIX
ZONING DISTRICTS

ACTIVITY	LDR MDR HDR													CP CPL GO RO									
	A	R40	R25	R15	R10	R7	PUD		MHP*	OP	CSL	CS	CG	CC	INT ****	PUD		IR	IG				
PERMANENT RESIDENTIAL																							
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N				
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N				
Dwelling, two-family detached	N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N				
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N				
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N				
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N				
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N				
Mobile Home Park	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N				
SEMI PERMANENT RESIDENTIAL																							
COMMUNITY FACILITY ACTIVITIES																							
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	N	P	P	P	P				
Community Assembly	N	N	N	N	N	N	P	P	P	N	C	P	P	C	N	P	P	P	P				
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N				
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P				
Essential Services	C	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P	P				
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	C				
Health Care	N	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P				
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N				
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	N	N	N	N	C				
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	N	P	N	P	N				
Religious Facilities	C	C	C	C	C	C	N	N	N	N	P	P	C	N	N	C	N	N	C				
COMMERCIAL ACTIVITIES																							
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	P				
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P				
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	P				
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	P				
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	P				
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P				
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	P				
Convenience Commercial	N	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P***	P	P				
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	N	N				
Financial, Consultive, & Adminstrative	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N				
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P				
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	P				
General Business & Communication Servc	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P				
General Personal Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N				
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N				
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N				
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N				
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N				
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N				
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N				
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N				
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P				
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N				
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	P				
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	P				
Tourist Oriented Limited Manufacturing****	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	C				
MANUFACTURING ACTIVITIES																							
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	P				
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P				
High Technology Manufacturing, Assembly, Processing	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	P				
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																							
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N				
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				

*Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use

***May be considered only when the PUD contains 200 dwelling units or more.

**** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to convenience market in relation to a fuel and service station.

***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784

*****Convenience Commercial- Automated Car Wash permitted only in CPUD, Commercial Planned Unit Development per Ordinance#21-1019

INFORMATION EFFECTIVE ON DECEMBER 14, 2021 Check for any Zoning Ordinance Amendments or Updates after this date.

**City of Goodlettsville
Board of Zoning and Sign Appeals**

STAFF RECOMMENDATION REPORT

Tuesday February 1, 2022

5:00 PM

Item#1 **Tony Williams:** Request conditional use approval for an entertainment and amusement services use (event center) at 600 S. Main Street, Suite 216. Property referenced as Davidson County Tax Map/Parcel #02508008300 and is zoned CSL, Commercial Services Limited/ Commercial Core Overlay. Property Owner: Charles and Nancy Cooke. Zoning Ordinance Section 14-208 (1)(o)(v).

STAFF NOTES:

The request is for an event center in one of the suite spaces of the Goodlettsville Plaza shopping center located at the intersection of S. Main Street/Rivergate Parkway. The proposed use including flexible event rental space for both temporary and reoccurring events would be an entertainment and amusement use per the City's Zoning Ordinance. The use is permitted by conditional use in the CSL, Commercial Services Limited zoning district. The existing center does not currently include any entertainment and amusement uses, therefore the conditional use process was required for the new business proposal. The City's Fire Marshal and Planning/Codes Inspector previously met the applicant on-site in the 2,229 sq. ft. suite space (38'-6" x 57'-9") to discuss the building and fire code requirements based on the proposed occupancy. The initial proposed occupancy of less than (50) would be required to comply with different code requirements then if the occupancy is expanded up to the proposed upper occupancy range of 140.

The City's Zoning Ordinance Conditional Use Section includes both general and specific review criteria. The defined specific conditional use review criteria would not apply based on the Zoning Ordinance section due to the proposed use in the CSL, Commercial Services Limited zoning district not being a batting cage/golf driving range. Per the Zoning Ordinance Conditional Use section, the Board can define reasonable restrictions on the conditional use application including restrictions to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding properties. Due to the adjacent residential subdivision fronting Shevel Drive, staff will request applicant to discuss at the meeting any proposed or possible events that could create noise issues, any event space operating hour limitations, and any proposed or possible events that would include outside components. Per the Conditional Use Zoning Ordinance section, the possible impacts on the adjacent residential area would be noise issues at night. The Board would need to define any restrictions to the conditional use application with the meeting motion. Any proposed beer service with an event would require review and approval by the City's Beer Board.

STAFF RECOMMENDATION:

Approval based on the General Conditional Use Review Criteria with the following stipulation:

Building occupancy not to exceed the occupancy determined by the City's Fire Marshal and Code Inspectors based on fire protection systems and building exit capacity and design but shall not exceed an occupancy of 140 unless a revised conditional use application is reviewed by the Appeals Board

Referenced Zoning Ordinance Sections:

14-202 (7)(i)

Entertainment and amusement services includes the provision of cultural, entertainment, educational and athletic services, other than those classified as community facility activities, to assembled groups of spectators or participants.

(i) Art galleries (commercial)

(ii) Batting and golf driving ranges

(iii) Bowling alleys and billiard parlors

(iv) Coin operated amusement arcades

(v) Exhibition halls and auditoriums

(vi) Motion picture theaters (excluding adult entertainment as defined)

(vii) Skating rinks

(viii) Theaters - legitimate

(ix) Theatrical producers, bands, orchestras and entertainers

14-213 (9)(c)

Requirements for conditional use permit. General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. ***The board may impose such other conditions and restrictions upon the premises benefitted by a conditional use permit as may be necessary to comply with the provisions set out hereafter in this section in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this ordinance.*** The board may establish expiration dates for the expiration of any conditional use permit as a condition of approval. A permit may not be transferred to another owner or type of use without a rehearing before the board.

(d) General requirements. *A conditional use permit shall only be granted provided the board makes specific findings that it:*

(i) Is so designed, located, and proposed to be operated

so that the public health, safety and welfare will be protected;

(ii) Will not adversely affect other property in the area in which it is located;

(iii) Is within the provisions of "conditional uses" as set forth in this ordinance; and
(iv) Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location and meets the specific standards below

14-213 (9)(f)(ii)

(ii) Special conditions for entertainment and amusement services.

(A) When entertainment and amusement services are proposed to be located in the CSL and OP districts, the following types of activities shall be excluded:

(i) Batting and golf driving ranges.

Public Hearing Information:

Public Hearing Notice Advertisement- *Ledger* January 12, 2022

Public Hearing Mailed Notices: Week of January 11th

Public Hearing Sign Installed: January 20, 2022

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS
GOODLETTSVILLE CITY HALL – 105 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072

APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Tony Williams Case No. _____

Owner Tony Williams Map No. _____

Address 600 S. Main St. Suite 216 Parcel No. _____
Goodlettsville, TN 37072

Based on the powers and jurisdiction of the Goodlettsville Board of Zoning and Sign Appeals as set forth in Title 14, Chapter 14, Section 14-213(9) of the Municipal Code, a conditional use permit is hereby requested for a (type of use): Entertainment & Amusement Services

At (physical address): 600 S. Main St Suite 216 Goodlettsville, TN 37072

The undersigned agrees to appear at the public hearing for the request and shall furnish all required plans and data.

Owner Signature (if Different from Applicant)

Tony Williams

Print Name of Owner/Applicant

Tony P. Williams
Applicant (Signature)

3828 Buena Vista Pl

Address

Nashville TN 37218

City ST Zip

(615) 881-0501

Phone (Daytime)

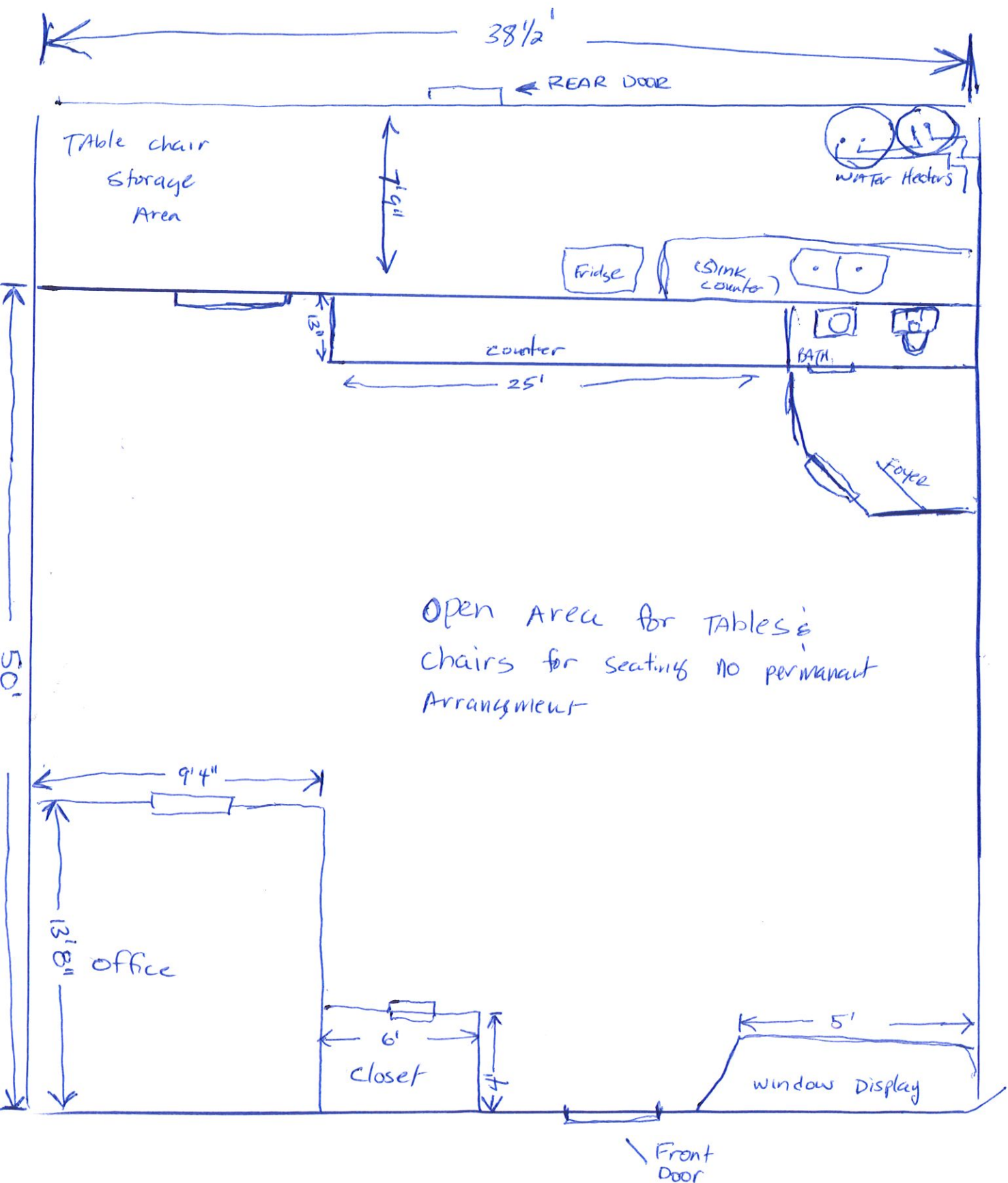
Tony Williams, Me@gmail.com

E-Mail Address

1. REQUIRED APPLICATION FEE \$200.00.
2. ATTACH ALL REQUIRED PLANS AND SUPPORTING DOCUMENTS. (See Attached)
3. THE APPLICANT WILL BE NOTIFIED OF THE APPEALS BOARD MEETING DATE.

ACTION TAKEN: _____ DATE: _____

Current Floor plan



To whom it may concern,

We intend to use the premises located at 600 S. Main St. Suite 216 for the use of an event studio, yoga & meditation studio, small assembly for classes, Photo shoots, Video shoots, Baby Shower, Bridal Shower, Pop up shops (Vendor events) ect... Currently approved for occupancy of 49 persons, when possible we are potentially looking to make the necessary changes and adjustments to extend the amount of persons to 100-140 by adding necessary Fire Safety measures. Essentially the Space is a temporary assembly space.

Tony Williams
Canvas Event Studio