

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

February 1, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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.

Annual Chair and Vice-Chair Officer Election: Broadwell made a motion to nominate Cisco Gilmore for Chair. Brian Rager approved the motion. Broadwell seconded the motion. Members voted unanimously to approve Cisco Gilmore Chair of the Goodlettsville Board of Zoning and Sign Appeals.

Gilmore made a motion to nominate Brian Rager for Vice-Chair. Broadwell seconded the motion. Members voted unanimously to approve Brian Rager Vice-Chair of the Goodlettsville Board of Zoning and Sign Appeals.

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

AGENDA

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 Discussion:

- 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 requested the applicant to discuss 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 would recommend approval based on the General Conditional Use Review Criteria with the following stipulation:
- 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.

Public Hearing Opened:

Applicant: Tony Williams

- Williams states the primary use will be for yoga and meditation classes taught by his wife, YouTube shows, birthday parties, pop-up shops, and meeting space.
- Writesman asked the applicant if he has plans for outside venue?
- Williams responds and explains the events will not go past mid-night, and noise will not be an issue because he will be providing the speakers for the events.
- Gilmore asked if the noise ordinance will apply
- McCormick responded with the noise ordinance requirements
- Williams states the building will be open until mid-night and the events will end by 11:00 PM.
- Gilmore asked McCormick if the applicant would be required to get individual permits for sale of items.
- McCormick responded the City has a business license for retail sales and it would be the responsibility of the vendor tenant to secure the license
- Freeman asked applicant if he anticipates serving any alcoholic beverage.
- Williams responds no sale of alcohol.
- Freeman asked if alcohol will be provided by a cater.
- Williams responded by cater or for private events by a licensed bartender

Public Hearing Closed: No one else requested to speak per Chairman's offer for additional comments.

Board Discussion:

- Writesman asked Freeman if a stipulation is needed for outside venues
- Freeman responds outside venues will be prohibited
- Williams asks if a request for outside venues can be considered if requested from the City and property owners under a separate individual use event

Motion: Broadwell made a motion to approve the request with the following stipulations:

-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.

-Stipulation-Conditional Use approval for interior building use only-any proposed special exterior events would be required to follow the City's requirements for special events.

-Stipulation-Tenants to obtain any applicable required City business licenses, beer permits, and comply with noise hour limitations per the City's Municipal Code.

Motion seconded by Writesman. The motion passed unanimously.

McCormick stated board member Jay Philpot has resigned and he would get with the City Manager to get a replacement.

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

The meeting adjourned at 5:19 pm.

Cisco Gilmore, Chairman

Sharon Reed, Planning Assistant