

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: December 1, 2020

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Mike Broadwell, Cisco Gilmore, Vice Chairman Mark Writesman, Jay Philpot

Absent: Brian Rager

Also Present: Addam McCormick-Planning Director, Tim Ellis- City Manager, Russell Freeman-City Attorney

Chairman Broadwell called the meeting to order at 5:00 pm and declared a quorum. Staff stated no changes to the agenda. Gilmore made a motion to approve the minutes of the November 10, 2020 Board of Zoning and Sign Appeals meeting as written, Philpot seconded the motion. The motion was approved unanimously.

Item#1 David Rowe-Mabee: Requests Conditional Use Approval for an Animal Raising Use on a portion of 24.19 acres on Tabor Drive and Hasty Drive. Property is referenced as Davidson County Tax Map/Parcel # 02500001700 and is zoned R-40, Low Density Residential. Zoning Ordinance Section 14-205(3)(b)

Representative: No representative available at meeting

Staff Discussion Items:

-Presentation of conditional use request including property acreage and zoning and animals proposed including applicant discussion for six (6) horses and two (2) cows on nineteen (19) to twenty (20) acres of total property and intention for a four (4) to five (5) acre lot subdivision for an additional house lot at the end of Hasty Drive

-Presentation on conditional use review process including general and specific standards for animal raising use

-Discussion on agricultural conditional use proposal include a barn building prior to house being constructed on the property

-Discussed the barn would be part of the conditional use for animal raising and the recommended stipulations include criteria for the building area

-Presented staff recommendations included in staff report with intention to reduce impacts of use on adjacent properties:

1. Conditional use approval is not permitted for a confined animal feeding operation and per applicants request the conditional use is for eight (8) horse and cow type animals on roughly twenty (20) acres of the property. Any changes to number and type of animals and acreage to be reviewed by the Board of Zoning Appeals through the conditional use review process
2. Chickens and similar animals if proposed would be required to meet requirement as listed in the Zoning Ordinance including coops to be a minimum one hundred feet (100) from adjoining residential property lines. The number of chickens if proposed to be limited to ten (10) to fifteen (15) and be kept to not roam on adjacent residential properties.
3. Pigs and game roosters are not permitted with the conditional use due to the proximity of pastures and barn to adjacent residential properties and conditional use regulations
4. Barn minimum setback fifty (50') feet from property line
5. Barn limited to 2,500 sq. ft. The square footage maybe be reviewed for expansion depending on the square footage of the single family house to be built on the property per accessory building square footage requirements
6. Traffic generated by conditional use to be consistent with traffic in a residential subdivision due to access of property from a residential subdivision street
7. Creek buffer and erosion and silt control to meet City's Storm Water requirements regarding width of natural buffers along both sides of creek banks. Applicant to submit request for clearing to City's Storm Water Coordinator for review and approval of stream bank buffers and erosion control methods.
8. Natural buffers sufficient in width to prevent any mud or silt from washing onto the adjacent residential properties to be maintained along boundary of pasture areas.

-Public Hearing –

Richard Davis- 1233 Hitt Lane

- Lives behind northern side of property along Hitt Lane
- All for horses but thinks the applicant's request is pretty ambitious based on property conditions and the number of animals
- Concerned about location of house hopefully could talk with applicant about proposed house location by coming to this meeting
- No objections with conditional use permit

Ms. Smith (Name based on address given during meeting) 103 Hasty Drive

- Has question about house locations and construction traffic associated with the house construction

Staff discussed per the applicant a driveway would be off Hasty Drive for one house and another one on Tabor Drive for house and barn proposed

- Smith asked about timeline for proposed house construction
- Staff discussed no dates known but per applicant first phase would be barn and pastures for animals then houses later

Jo Roth- 201 Dry Creek Road

- Not happy with this request
- Wooded area proposed to be cleared for barn and pasture
- Don't understand why anyone would build house separate from barn and pasture
- Most people want horses close to them
- Prefer subdivision over animals
- Concern with animals even with stream buffers will lead to feces in creek from pastures
- Proposal for six (6) horses and two (2) cows maybe first year- might be more animals with animals breeding
- Property has always been zoned for residential uses
- Increased traffic in area and Dry Creek Road bad start
- Discussed clearing property that is heavily wooded and drainage/flooding concerns
- Discussed easiest access from Hasty Drive not come off Tabor Drive
- Lot more noise while doing work
- Asked about crop and plants proposed- concern about ability to grow pot in Middle Tennessee
- Discussed stipulations needed and what they can and can't grow back there on the property
- Concern that animals not be raised for commercial use
- Personal use only would be less of a problem not for animal breeding and sales and crops including pot growing on the property
- Discussed living in peace now and wants to keep it that way and stipulations need to block off Tabor Drive natural areas to keep wooded buffer for property values and to protect the natural flow of creek

Stuart Huffman -- 209 Dry Creek Road

- Staff stipulations inadequate
- Discussed stream storm water buffer widths and where did staff get these dimensions from
- Staff responded the City's Storm Water Ordinance section defines thirty (30') to sixty (60') feet stream buffers based on stream condition and drainage area
- Discussed the creek in area will flood
- Request maximum sixty (60') feet buffer width along both sides
- Natural landscaping along creek area
- Values of his property based on hill and natural wooded area
- Back yard has a country feel which is big property value item
- Prefers area be left alone
- Requests Dry Creek side of property being left alone for natural buffer
- Concern about drainage and flooding if clear entire area
- Maintain as much natural buffer as possible to maintain value of property

- Not against horses and cows and owner using property
- Glad a farm instead of a subdivision which would add more traffic in area and decline value of property
- Request the area from creek to Dry Creek property side remain natural wooded area

Richard Davis- 1233 Hitt Lane

- Previously owned two (2) horses and still has barn
- Request is ambitious very difficult to do what they are trying to do

-Broadwell closed the public hearing

Board Discussion Items:

-Gilmore discussed not being comfortable in voting on the request with no one being here representing the request to answer some of the questions presented in meeting

-Board members discussed agreement with Gilmore's comments

Motion:

Gilmore made the motion to defer, seconded by Philpot. Motion passed unanimously.

Board and staff discussed the next few meetings and possible remote format or canceling meetings due to COVID concerns. Staff discussed the deferment until the February 2nd meeting and not having a January meeting since nothing has been requested at this point. Staff discussed this Board could request the City Commission to review postponing meetings for a certain period of time. Staff discussed this Board is unique with public hearings and in-person versus remote meeting format for citizen comments. Ellis and Freeman discussed concerns with canceling meetings since some items may be time sensitive but would prefer to review meeting issues on a case by case basis and review possible remote meeting options. Ellis discussed if a limited agenda item can limit number of people in auditorium and spread people out like at tonight's meeting.

Motion to adjourn by Writesman, seconded by Gilmore. Motion to adjourn passed unanimously.

The meeting adjourned at 5:39 P.M.


Mike Broadwell, Chairman


Addam McCormick, Planning Director