

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: December 4, 2018

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Brian Hubert, Vice Chairman Mike Broadwell,
Vice Mayor Rusty Tinnin, William Carter, Mark Writesman

Absent: All present

Also Present: Rodney Joyner, Tim Ellis, Russell Freeman, Rhonda Carson and others

With no changes or additions, the agenda was approved.

Vice Mayor Tinnin made a motion to approve the meeting minutes of the November 5, 2018 Board of Zoning and Sign Appeals. William Carter seconded the motion. The motion passed unanimously 5-0.

Item #1 {PUBLIC HEARING}

Ponce Law Firm, applicant, requests a Sign Appeal from the City of Goodlettsville Zoning Ordinance, **Section 14-303. General Provisions; Subsection 1(e) General Standards;** regarding the restrictions of signs being located within the public right-of-way. This parcel is located within General Office Planned Unit Development zoning district. Property is referenced as Public Right-of-Way within the City of Goodlettsville, Davidson County, adjacent to Parcel ID No. 02600013800.

Planning Director Rodney Joyner stated this item has been discussed before the Board and deferred a couple of times. He reviewed the request. The request is before the Board due to the proposed sign being located in the Public Right-of-way. Mr. Joyner stated he has been to the site and researched various things. He discussed Staff recommendations to be;

Approval with the following conditions:

1. Shall be located outside of the Tennessee Department of Transportation (TDOT) Sight Distance Triangle as referenced in the latest version of the TDOT Roadway Design Standards-Intersecting Sight Distance. The latest version of the American Association of State Highway and Transportation Officials (AASHTO) standards may also be applied as referenced in the Roadway Design Standards as well.
2. Shall be subject to approval by the City Commission.

Michael and Kim Ponce with Ponce Law Firm represented the request. Mr. Ponce addressed the members and stated that they felt the presented plan for the sign would help locate their business

and the rest of the businesses in that particular cul-de-sac. He thought the sign would be an improvement to the Conference Drive area as opposed to all the smaller temporary signs that have been there for some time. Mr. Ponce stated he did understand the Staff recommendations and conditions if approved.

Chairman Hubert opened the Public Hearing. With no one wishing to speak, he closed the Public Hearing.

Mr. Joyner stated his recommendation is based on what he is looking into for future standards. Staff is looking into an amendment to the Zoning Ordinance/ Sign Regulation section on how to deal with Public Right-of-way signs as far as size, location, and such.

Based on Staff recommendations and discussion at this meeting, Vice Mayor Tinnin made a motion to approve the request with Staff recommendations being met.

City Manager Tim Ellis reminded the applicant and Board that if the BZA Board approves the request, there still has to be approvals by the City Commission for encroachment of right-of-way. William Carter then seconded the motion. The motion passed unanimously 5-0 and will move forward to the City Commission.

Item #2 {PUBLIC HEARING}

Kristina Hale, applicant & owner, requests a Conditional Use Permit from the City of Goodlettsville Zoning Ordinance **Appendix A; Table I; Land Use Activity Matrix; Zoning Districts; CS;** to operate a Child Care Facility. This parcel is located at 1209 –A Dickerson Road, and is within a CS Zoning District (Commercial Services). Property is referenced as Davidson County Parcel ID No. 03300003500, containing approx. 0.27-acre (or 11,601-SF).

Staff reviewed. Mr. Joyner stated that after reviewing the application and speaking with the applicant, Staff recommends approval.

Owner/Operator Kristina Hale represented the request. Ms. Hale had no other comments or questions other than a question regarding signage at the location. Mr. Joyner discussed options regarding the existing sign and any new sign requirements. Chairman Hubert opened the Public Hearing. With no one wishing to speak, he closed the Public Hearing.

Based on Staff recommendations and discussion, Mark Writesman made a motion to approve the Conditional Use Permit. William Carter seconded the motion. The motion passed unanimously 5-0.

Other Business:

A. Review of the Nov. 15, 2018 Planning Commission and Board of Zoning & Sign Appeals training in White House, TN.

Mr. Joyner thanked the Board members for attending the training, and informed them, he would update them on any future training for the coming year. He clarified for Chairman Hubert that

Planning Commission and Board of Zoning and Sign Appeals cross training is acceptable for their required training hours (4).

B. Initial discussion on a proposed amendment to the sign ordinance for permanent signs location in the public right-of-way.

Mr. Joyner stated Staff is working on an amendment to have something in place to deal with signs in the right-of-way. He said it is important to have this in place, and invited the Board to discuss, research, and offer any feedback they thought to be beneficial. Chairman Hubert asked if this amendment would help with the issue of the Goodlettsville Church sign that had previously been before them. Mr. Joyner stated it would not help with that particular situation, and he is still working on a resolution for that issue.

With no further business, Vice Chairman Broadwell made a motion for adjournment. Mark Writesman seconded the motion. All in favor. The meeting adjourned at 5:14P.M.

Brian Hubert, Chairman

Rhonda Carson, ECD Assistant