

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: January 2, 2018

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Commissioner Rusty Tinnin, William Carter, Brian Hubert

Absent: Edgar Lowe

Also Present: Director of Planning and Development Services Addam McCormick, Mike Bauer, Rhonda Carson, and other interested persons.

Director of Planning and Development Services Addam McCormick called the meeting to order and presented the agenda items. He noted that Chairman Tom Mosier and Owen Sanders had resigned from the Board. He stated the City Commission will appoint another Board member to replace Mr. Sander's vacant term at an upcoming City Commission meeting. He welcomed new member, Mr. Brian Hubert to the Board.

Commissioner Rusty Tinnin made a motion to approve the minutes of the November 7, 2017 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed 3-0.

Election of officers deferred until next meeting.

Item #1 {PUBLIC HEARING}

Scott Leist, Property Owner requests a zoning variance from the Goodlettsville Zoning Ordinance Section 14-208 (1) (g) regarding the minimum width of an access easement to provide access for a proposed additional residential lot at 307 Alta Loma Drive. Property is referenced as Davidson County Tax Map/Parcel# 03405000600 and is zoned R-25, Low Density Residential and contains 1.56 acres.

Property Owner, Scott Leist and contractor Elaine Nugent represented this request. They stated the lot at 307 Alta Loma is approximately 67,000 sq. ft. and they are requesting to receive a zoning variance on the culvert and to widen the driveway, divide the property in half and construct an additional single family home on the back portion of the property. Staff reviewed. Addam McCormick stated the variance request at 307 Alta Loma is for easement width. The City requires all lots/properties to have fifty (50') ft. of road frontage or access easement. The property is zoned R-25, Low Density Residential which permits a minimum lot size of 25,000 sq. ft. This property contains enough area for two (2) lots, its, just the width of the property doesn't allow the full fifty (50') easement. He described the different

surrounding areas and the zoning associated with the properties. The surrounding properties are zoned R-25(Low Density Residential), R-7(High Density Residential), and R-15(Medium Density Residential).

Mr. McCormick reviewed the Zoning Ordinance Sections pertaining to this request. He also reviewed conditions/basis for granting variances. He stated this request is unique because it is not just applicable to this area, but to the whole City.

Addam McCormick opened the Public Hearing at this time.

Joey Rice (Resident) at 309 Alta Loma asked if anyone could put an additional home on a single family lot. Mr. McCormick responded that one house is allowed on a 25,000 sq. ft. lot, but anyone can request a similar variance. Once a variance is approved, then it is presented to the Planning Commission to create a subdivision plat. A second lot is then created and the house would be in the area according to the limitation of the property. The R-25 zoning only allows for single family homes and does not allow duplexes.

Tony Locke represented the homeowner at 311 Alta Loma. He asked for clarification of what could be allowed on three (3) acres at 311 Alta Loma. Mr. McCormick stated in order to have more than one lot, a road would have to be built to access the properties. They also discussed requirement of easements.

Brian Haley at 400 Alta Loma Drive asked if two lots are created, does the City collect two separate property tax. Mr. McCormick responded, yes.

Mr. McCormick and Commissioner Tinnin reminded the applicants and guest that if this variance is approved by The Board of Zoning and Sign Appeals, it would then move forward to the Planning Commission.

Brian Hubert asked if the shared driveway could remain gravel. Mr. McCormick stated it did not have to be paved unless the driveway is altered.

Based on Staff recommendations and since the variance would allow a reasonable use of the property, Brian Hubert made a motion to approve the variance request. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

Item #2 {PUBLIC HEARING}

Kota's Retreat/Kay Stauffer, Property Owner requests conditional use approval for a bed and breakfast homestay in an R-25, Low Density Residential Zoning District at 615 Angela Circle. Property is referenced as Sumner County Map/Parcel # 143H D 011.00 and contains 0.60 acres.

Addam McCormick presented the request. Property owner Kay Stauffer (615 Angela Circle) represented the request.

She described her home and the desire to provide a bed and breakfast homestay in the downstairs portion of her house. She stated it is an excellent place to stay while visiting Nashville and the area. She stated that she will promote local businesses in the City and help bring revenue into the City. She thanked the City and Board members for allowing the opportunity for this type of potential business in Goodlettsville.

Addam McCormick opened the Public Hearing at this time.

Warren McDonald property owner of 612 Angela Circle addressed the Board. He stated his concerns with safety and security of having a transient business in a residential area. He was also concerned about this business potentially decreasing property values of the surrounding homes.

Addam McCormick reviewed the request. He stated the property and surrounding properties are zoned R-25, Low Density Residential zoning district. The bed and breakfast homestay is a permitted use by Conditional Use. He reviewed the conditional use provisions and the Zoning Ordinance sections that pertain to this request.

Mr. McCormick clarified that the guest area could be only one room and less than fifty (50%) of the total habitable floor area.

Staff recommended approval, due to the limited scale of the proposal (one guest room) and since the request meets the bed and breakfast homestay conditional use provisions.

Brian Hubert thanked the applicant for following the proper procedures in requesting the conditional use permit and obtaining a business license.

Ms. Stauffer stated she understood her neighbor's concern for safety. She explained that she has each guest show three (3) forms of identification and they must have a good history of renting a homestay.

Ms. Stauffer verified that she will remain living in the upstairs area and will never expand the business to other areas of the house.

Brian Hubert suggested some type of landscape screen/buffer with the adjacent properties.

Based on the applicant meeting the requirements of the bed and breakfast homestay conditional use provisions, Brian Hubert made a motion to approve the conditional use for a bed and breakfast homestay at 615 Angela Circle. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

The meeting adjourned at 5:39 P.M.



Addam McCormick, Planning Director



Rhonda Carson, ECD Assistant