

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: January 13, 2014

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, William Carter, Commissioner Zach Young

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Rhonda Carson, Mayor John Coombs, and others

Chairman, Tom Mosier called the meeting to order.

Owen Sanders made a motion to approve the minutes of the December 9, 2013 Board of Zoning and Sign Appeals meeting as written. Mr. Zach Young seconded the motion. The motion passed unanimously 5-0.

Election of Board of Zoning and Sign Appeals Chairman and Vice Chairman for the 2014 term

Mr. Owen Sanders made a motion to nominate Tom Mosier to continue as Chairman of the Goodlettsville Board of Zoning and Sign Appeals. Zach Young seconded the motion. The motion passed unanimously.

Mr. Zach Young made a motion to nominate Owen Sanders to continue as Vice Chairman of the Goodlettsville Board of Zoning and Sign Appeals. William Carter seconded the motion. The motion passed unanimously.

CASE NO. 14-01-598 Consider requests by Metropolitan Nashville Schools for a conditional use permit for a community education use (Goodlettsville Middle School) in the CSL-Commercial Services Limited district, a request to reduce minimum parking provided on-site from 231 parking spaces to 100 parking spaces, and a request to reduce minimum ACI (acquired caliper inches) for the site by 50% (from 381.5" to 190.75"), waive minimum tree and shrub planting density for buffer on south, east and north margins of the athletic field. The applicant is Gresham, Smith & Partners on behalf of owner Metropolitan Nashville Public Schools, 300 South Main St., Goodlettsville, TN as shown on Davidson County Tax Map 26-05, Parcel 1.

Mr. Gregory reported that this is actually a three part request. He explained that the school has been on this property since the 1930's. The school has never been considered for a conditional use permit for an educational use in the CSL (Commercial Services Limited) district, or the R-10 district. The front part of the school is in the CSL district, and the back part of the property is in the R-10 (Medium Density Residential) district. He stated that in addition to the request for the Conditional Use Permit for the school use, the school is asking for:

Reduction of minimum parking provided on-site from 231 parking spaces to 100 parking spaces.

Reduction of the minimum tree ACI (acquired caliper inches) for the site by 50% from 381.5" to 190.75". Waive Minimum tree and shrub planting density for buffer on south, east and north margins of the athletic field.

Mr. Gregory stated that based on information from school officials, a middle school of this population would typically be on a 15 acre site; this property is about 7.5 acres. Trying to get all of the facilities needed to function as a school, parking requirements, and landscaping became an issue. This created the request for relief of these two issues and to establish the school as a conditional use for commercial and residential property. Staff recommended approval for all three requests. He also noted that he sent out notification to the neighboring property owners regarding this public hearing. He heard from two neighbors. He presented a letter to the Board from a neighbor speaking against the request. The other property owner called Mr. Gregory in favor of the request.

Terry Mulvaney and Anna Roberts represented Gresham, Smith & Partners on behalf of owner Metropolitan Nashville Public Schools. Board members asked questions concerning reduced parking. Mr. Mulvaney stated that the church and school have agreed to share parking for special events and such when more parking may be needed at either location. Mr. Mosier questioned Staff about needing this information in writing from the Board. Mr. Gregory stated that typically, it is an agreement between the two parties. Mayor John Coombs addressed the Board. Representing the church, he stated that the church is in support of the shared parking, but wants clear communication between school staff and church leaders when events will occur. Zach Young wanted to make note at how accommodating Metro Public Schools have been in the process of working with the City on this project.

Mr. Mosier asked Mr. Gregory about setbacks. Mr. Gregory stated that that are all within the requirements. Mr. Mosier also asked about traffic flow. Ms. Roberts addressed the Board. She explained the plan for traffic flow and safety measures regarding cars, buses, and children who are walking.

Owen Sanders questioned how many students the school will facilitate. The school now has 565 students, and is being designed for 850 students.

Zach Young made a motion to approve all three variance request to include:

1. Conditional use of a community education facility in both the CSL(Commercial Services Limited) and R-10 (Medium Density Residential) districts
2. Relief from the parking requirements for an educational facility
3. Relief from the landscaping and buffering requirements

Owen Sanders seconded the motion. The motion passed 5-0, unanimously.

ORDER OF THE BOARD

WHEREAS; the public and adjoining property owner have been adequately notified, and

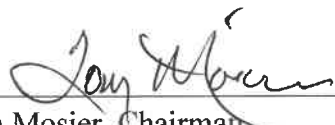
WHEREAS; the Board has determined that the requirements for a conditional use permit and variances in The Goodlettsville Municipal Code, Title 14, have been met, and

WHEREAS; the Board has determined that no adverse impact will occur;

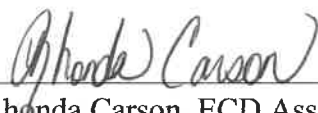
NOW, THEREFORE, BE IT ORDERED, based on the action by the Board of Zoning and Sign Appeals the application for Conditional Use Permit has been granted for Metropolitan Nashville Public Schools for a community education use (Goodlettsville Middle School) in the CSL district. Variance granted for reduced parking provided on-site from 231 parking spaces to 100 parking spaces. Variance granted to reduce the minimum ACI for the site by 50%, from 381.5" to 190.75", and waive minimum tree and shrub planting density for buffer on south, east and north margins of the athletic field.

Mr. Gregory confirmed all members contact information was accurate and up to date.

The meeting adjourned at 5:20 p.m.



Tom Mosier, Chairman



Rhonda Carson, ECD Assistant