

**OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS**

Date: February 13, 2012

Time: 5:00 PM

Place: Massie Chambers-Goodlettsville City Hall

Members Present: Tom Mosier, Edgar Lowe, Owen Sanders, Al Jernigan, William Carter

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Mr. and Mrs. William Hayes, Alicia Prince, Rhonda Carson

Tom Mosier, Chairman called the meeting to order.

Al Jernigan made a motion to approve the minutes of the October 17, 2011 Board of Zoning and Sign Appeals meeting as written. Sanders seconded the motion. The motion passed unanimously 5-0.

CASE NO. 12-02-586 Consider the request for a Zoning Ordinance Variance for property at 1010 Millers Creek Rd., Goodlettsville, TN 37072 by William Hayes variance to place an accessory building in front of the principal building(residence) in the R-40 zoning district Tax Map 121, Parcel 105.01. The applicant is William Hayes, 1010 Millers Creek Rd., Goodlettsville, TN 37072.

Staff reviewed. Gregory reported this request is for placement of an accessory building on an R-40 lot. R-40 zoning (Low Density Residential) carries setbacks of 50' for the front yard, 40' for the rear yard and 20' for the side yards. Gregory also stated that since the tributary to Patton Branch is an impaired stream, there is a required setback of 30' from the top of the bank or 30' from the center of the stream if the top of the bank can't be identified. With all those factors in mind, the steep slope of the property itself, staff has reviewed the site and Mr. Hayes application for placement. It appears there are very few sites that are economically feasible to place an accessory building on the property. The slope beside the house, north and south of the existing structure are steep and would provide poor access. The site chosen appears to be one of the few sites on the property that can meet the requirements of the setback and stream setback and still be off the steep slope. This makes it a reasonable site for the structure. Staff is in support of this request and in agreement for a variance from this portion of the Zoning Ordinance.

William Hayes, property owner explained that the accessory building would be used for a horse barn and the structure would measure 22'x34'. The barn would set at an angle with the road and be constructed of wood that would blend in. The barn will be used to house one horse, a horse trailer, and to store hay.

Tom Mosier asked Mr. Gregory if the size of the barn would be an issue. Mr. Gregory replied no. Al Jernigan asked if flooding was an issue. Mr. Hayes replied no.

Edgar Lowe made a motion to grant approval for a variance. Mr. Al Jernigan seconded the motion and the motion passed unanimously 5-0.

ORDER OF THE BOARD

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

WHEREAS; the Board has determined that the requirements of the Goodlettsville Zoning Ordinance, Section 14-208(1)(c) have been addressed, and

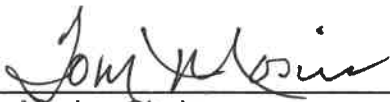
WHEREAS; the Board has determined that adverse impact will not occur, and

NOW, THEREFORE, BE IT ORDERED, a variance to place an accessory building in front of the principal building(residence) in the R-40 zoning district is granted for 1010 Millers Creek Road, Sumner County Tax Map 121, Parcel 105.01 based on staff comments and recommendations, submitted drawings by applicant, applicant comments, and discussion by board members.

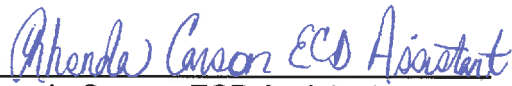
Chairman, Tom Mosier asked if there was any other business. City Manager Tim Ellis stated that the board may want to elect/re-elect a Chairman and a Vice -Chairman for 2012. He stated that this should be done the first meeting of each calendar year. This was not on the agenda, but Rick Gregory stated that it was ordinary business.

Mr. Edgar Lowe made a motion to re-elect Tom Mosier for Chairman and to re-elect Owen Sanders for Vice Chairman. Al Jernigan seconded the motion. And the motion passed unanimously 5-0.

The meeting adjourned at 5:10 PM.



Tom Mosier, Chairman



Rhonda Carson, ECD Assistant