

MINUTES OF THE MEETING
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: May 30, 2006

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Owen Sanders, Ed Lowe, Glen Garrett

Members Absent: Al Jernigan, Tom Mosier

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

Also Present: Bill Durham

Item #1 - The meeting was called to order by Vice-Chairman Owen Sanders. Motion by Lowe to approve the minutes of the March 13, 2006 Zoning and Sign Appeals Board. Motion seconded by Jernigan. Motion passed unanimously, 3-0.

Item #2 – CASE NO. 06-05-504 – Consider the request for a Conditional Use Permit to allow a thirty-five (35) feet height elevation for a proposed outdoor pavilion at the Twelve Stones Crossing, 1202 Twelve Stones Crossing, Goodlettsville, TN. The applicants are Bill Durham and Clark Angell.

Analysis - Staff reviewed. Gregory reported the applicants plan to construct a pavilion and enhance the clubhouse area at the existing Twelve Stones Golf Course. The proposed building includes first floor gathering/storage areas and second floor exercise/locker room/conference room/office/patio areas. The proposed pavilion will be located on the existing concrete slab at the northern elevation of the existing clubhouse/restaurant. The architecture, roofline and style of this proposed building is to match the existing building. The attic/third floor is not to be occupied. The height of the structure, including a cupola, will measure thirty-five (35) feet.

Accessory buildings are limited to eighteen (18) feet by the Goodlettsville Zoning Ordinance. This addition will expand the uses of the building within the principal building and offers an accessory building, an outdoor pavilion, via a possible breezeway. The use remains the same and extends the golf course use of the principal building. The proposed location is well screened by existing buildings and mature trees. The addition is located on the north side of the building beside a tee box. It will be visible from the public street and an adjacent house, but it is separated from both by mature trees. The pavilion will be slightly higher than the existing clubhouse, due to the upward slope on the northern elevation of the site. The height restriction, in this case and at this location, is excusable, in staff's opinion. Gregory stated the action of the board is to approve or deny a variance of seventeen (17) feet to the zoning ordinance's maximum height requirements of eighteen (18) feet for an accessory building.

Discussion - Bill Durham, co-owner of Twelve Stones Golf Course, stated the primary reason for the addition is for locker room facilities for members and to host family events and offer space for special public events. The total expansion measures forty-three hundred (4300) square

feet. Mr. Durham confirmed the building addition and the outdoor pavilion building materials will match the existing building materials and that the addition will connect to the existing gazebo.

Board members were satisfied with the adequate screening from the adjoining property owner, that the height of the additional structure would not encumber adjoining homeowners and the proposed accessory building would be appropriate to the primary use of the building.

Action of the Board

Motion by Garrett for approval of a variance of seventeen (17) feet to the maximum height of an accessory building of eighteen (18) feet to permit a total height elevation of thirty-five (35) feet for a proposed outdoor pavilion at the Twelve Stones Crossing, Sumner County Tax Map 143N, Parcel 80.01.

ORDER OF THE BOARD

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

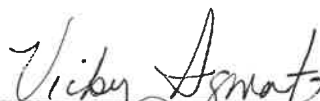
WHEREAS; the Board has determined that the requirements of Chapter 14, Section 14-1408(c)(1) of the Goodlettsville Zoning Ordinance have been met regarding, and

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

NOW, THEREFORE, BE IT ORDERED, that a variance of seventeen (17) feet to the maximum height of an accessory building of eighteen (18) feet be granted to permit a total height elevation of thirty-five (35) feet for a proposed outdoor pavilion at the Twelve Stones Crossing, Sumner County Tax Map 143N, Parcel 80.01, Goodlettsville, TN.



Owen Sanders, Vice-Chairman



Vicky Ignatz, Recording Secretary