

**City of Goodlettsville
Board of Zoning and Sign Appeals
MEETING AGENDA**

Tuesday November 1, 2022

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of October 4, 2022 Meeting Minutes

(PUBLIC HEARINGS)

- Item#1 Duncan and Jeannie Rowe, Property Owners: Requests a variance to permit a detached two (2) car garage instead of an attached two (2) car garage with a proposed one family detached dwelling on 4.02 acres at 214 Hasty Drive. Property referenced as Davidson County Tax Map/Parcel# 02500022300 and is zoned R-40, Low Density Residential. Zoning Ordinance Section 14-205 (4)(g) **(Deferred at October 4, 2022 Meeting)**
- Item#2 Kenjoh Outdoor Advertising, LLC: Requests an administrative appeal of the Planning Director's decision to deny a sign permit for a high-rise pole sign within the Rivergate Parkway Interchange Sign Zone District for a proposed sign on CSX, Railroad right-of-way adjacent to I-65. The sign is proposed west of the south bound I-65 entrance ramp off Rivergate Parkway. Zoning Ordinance Section 14-305 (2) **(Deferred at September 6, 2022 Meeting)**
- Item#3 Richard C. Sheppard, Property Owner: Request an administrative appeal of the Planning Director's Zoning Ordinance violation notice about a transient use recreation vehicle parking area in a residential zoning district. The eight (8) acre property located at 1032 Williamson Road zoned Agricultural and is referenced as Sumner County Tax Map/Parcel# 141 006.00.

*A government committed to operating with efficiency and integrity in all we do
as we strive to enhance the quality of life for the community we serve.*

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

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OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

October 4, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Brian Rager, Vice-Chairman, Jimmy D. Anderson, Stuart Huffman, Mark Writesman

Absent: Cisco Gilmore

Also Present: Tim Ellis-City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff), and Alex West (Staff)

Vice-Chairman Rager called the meeting to order at 5:00 pm and declared a quorum.

Approval of September 6, 2022 Meeting Minutes: Writesman made a motion to approve the minutes of the September 6, 2022 meeting, Huffman seconded the motion. Motion was approved.

AGENDA

Item #1 Duncan and Jeannie Rowe, Property Owners: Requests a variance to permit a detached two (2) car garage instead of an attached two (2) car garage with a proposed one family detached dwelling on 4.02 acres at 214 Hasty Drive. Property referenced as Davidson County Tax Map/Parcel# 02500022300 and is zoned R-40, Low Density Residential. Zoning Ordinance Section 14-205 (4)(g)

Staff Discussion:

- The request is to permit a detached two (2) car garage instead of the Zoning Ordinance requirement for an attached two (2) car garage with a new house proposal in the R40 Low Density Residential zoning district.
- The 4.02-acre property contains a creek that will be crossed by an engineer designed bridge.
- The City's engineer consultant is currently reviewing revised engineering design plans addressing previous bridge design review comments.
- The request is unique since the applicant is not requesting to be exempt from a minimum requirement or an increased or decreased building dimension requirement but an alternative application of the requirement for a detached versus attached two (2) car garage.
- The applicant provided a preliminary property layout plan showing the house and garage location on the property including separation from creek with a sixty (60') feet storm water creek buffer and the slopes on the property.
- The detached garage would be limited to seventy (70%) percent of the primary building (house) square footage.
- Staff would recommend approval due to the unique limited application request and property conditions with steep grades, creek, and the proposed setting of the house in close proximity to the proposed detached garage.
- The request including the limited dimension between the proposed buildings provides a reasonable use of the property due to the property dimension of 4.02 acres in relation to the minimum R-40 lot dimension of 40,000 square feet/ 0.91 acres.

Applicant: Duncan Rowe - 905 Mansfield Street - Property Owner

- Purchased property to build home and be close to grandchild. Son-in-law owns the other twenty (20) acres.
 - Two reasons they are requesting the variance. The main reason is his wife has MS and their current home is two
- (2)

stories with fourteen steps and this is an opportunity to build a one (1) story house and be next door to their grandchild.

-Second reason because of the grade with it being attached the cost of a retaining wall would be seventy to eighty thousand dollars more. The detached option is less expensive, and his wife will be able to get up there due to fewer steps.

Public Hearing Opened:

-George Hager – 204 Hasty Drive

-Lived at 204 Hasty Drive since 1972.

-Retired registered professional engineer.

-Retired engineer from Metro Government in Nashville involved in the Environmental Health Program.

-Discussed the type of soils present on the two (2) tracts

-Discussed developer Mr. Hasty deleting lots because of poor soil percolation, increase lot size, and larger septic fields due to percolation rate.

-Discussed rapid run-off, swelling, sinking of the soils into the drainage ditches is caused by poor percolation rates of the soils.

-Discussed overflow from neighborhood failed septic systems, putrid odors and health hazards before public sewer.

-Discussed the proposed development as rapid run-off water flows from farm animals is more of a concern than it would be with a normal development and acreage this size.

-Discussed the request for a detached garage, engineer report, application, and the City stormwater Coordinator review, bank buffers, erosion control to prevent mud or silt washing into the adjacent residential properties.

-Referenced the December 1, 2020 minutes of the Board of Zoning and Sign Appeals.

-Referenced the February 2, 2021, engineering plan addressing comments 9, 10, and 11 has the engineering plan been reviewed by the City's Planning Commission in a public meeting and if so, when?

-Discussed erosion note in minutes that said to prevent increased drainage of storm water onto adjacent properties.

-Discussed neighbors need readable copies of what is proposed and request this be deferred until the engineers plan report of the construction drains plan has been completed and approved by the board.

-Joan Hager – 204 Hasty Drive

-Discussed only three (3) out of six (6) neighbors received letters in the mail regarding the meeting.

-Request all approvals be put on hold until all neighbors get copies of all documents explaining what has been approved and what is asked to be approved in writing including maps, and all conditions.

-Stated should not be discussing a detached garage when more important things should be decided and approved, water, sewerage, disposal, animal smells, driveway layout, dimensions for buildings, two-story, or one-story.

-Discussed marking the driveway on Hasty and the location of the driveway on a dead-end street.

-Discussed the neighbors bridge and adjacent property needing to mark the property for a bridge

-Discussed better access to property from Tabor Drive

-Stated in the February 2, 2021, owner agreed better access from Tabor Drive but have since changed their mind probably because it's cheaper to build one driveway and take another one off of it up a hill than to build one on Tabor Drive and one on Hasty. Does not matter if it helps the neighbors, just cheaper.

-Discussed when she and her husband found out the property was going to be sold, they considered buying it to build on it.

-Stated she wants to have a meeting, sit down and give the facts and let them hear what is going on out there,

see their property and see what they are saying.

-Stated everybody can't be at the five (5) o'clock meetings.

-Stated what was named Solitude acres will become a nightmare.

-Stated most are older people with equity in the homes and a list of people with what they have paid out for repairs on their houses due to water and Goodlettsville did not pay for it. It will just get worse and not fair to the fifty-year residents there.

-David Mabee-Property Owner- 806 Lischey Avenue

-States he owns the twenty (20) acres next to the four (4) acres Duncan is building so he will benefit from the mentioned bridge

-States detached verses attached garage that the house will be in the woods and not sure anyone will notice it is detached and supports the request.

-Discussed animals and trucks coming in and out, they do not plan on farming, they have one (1) horse and do not own a horse trailer so can't imagine a horse trailer there more than one (1) or two (2) times a year.

-Duncan Rowe-Applicant-Response

-States he does not have any animals, but two (2) dogs. He and his wife are separate from the twenty (20) acres of his son-in-law and daughters so the farming is not relevant to this.

-States this is a hearing for the detached garage and nothing to do with the bridge.

-States he has done everything he has been asked to do with the City of Goodlettsville.

-States he bought the property and just trying to build his house.

-Joan Hager-204 Hasty Drive-Response

-States it was approved for six (6) horses, two (2) cows, and fifteen (15) chickens on twenty (20) acres.

-States trailers are going to be going in and out on a driveway somewhere.

-States she does not understand how they will get any driveway without damaging property on left hand side.

-Asked if they can, will they please come and put some stakes down for driveway. They are at 204 Hasty Drive and would be glad to help them with the stakes.

-Edrienne Smith-103 Hasty Drive

-Asked the question if you are going to have six (6) horses on the twenty (20) acres where is the entrance for your horse trailer?

-Agrees they need to see a stake out because it is different when you see a picture compared to actual formation.

-Wants to know when this will occur so she can be there as a witness.

Public Hearing Closed

Board Discussion:

-Huffman asked Rowe if there is an attachment from garage to residence?

-Rowe responded in the original plan there is an overhang approved by Addam McCormick.

-Huffman clarified there would have been an attachment but now you are asking not to attach to the residence.

-Rowe responded correct and want the option to move it where it will not cost a ton of money and the elevation will be right to where they do not have a lot of stairs to get up to the house.

-Huffman discussed the location of the house and asked how many feet from the house to Hasty?

-Rowe responded the bridge is forty (40) feet, and eighty (80) feet to corner of house, total of one hundred twenty (120) feet.

-Huffman asked about a corridor and the amount of brush/trees between the residence and the creek.

- Rowe responded sixty (60) feet and will keep as many trees as they can.
- Huffman asked the square footage of the garage?
- Rowe responded eight hundred (800) sq. ft.
- Freeman asked if they are going the full seventy (70%) percent?
- Rowe asked for clarification
- Freeman stated the detached garage would be limited to Seventy (70%) percent of the primary building (house) square footage.
- Rowe responded the house is approximately nineteen hundred (1900) so about fifty (50%) percent.
- Ellis discussed that on the site plan the stream buffer both at thirty (30) feet and sixty (60) feet are called out and the sixty (60) feet cannot be crossed over.
- Rowe discussed the thirty (30) and sixty (60) foot buffer from the creek.
- Huffman asked why was it originally attached?
- Rowe discussed they met with civil engineers and could not come up with a place where the grade is not so high with few steps up and the ordinance states it has to be attached.
- Huffman asked what the variance would be if the residence was attached to the garage?
- Rowe responded approximately fifteen (15) or twenty (20) feet.
- Huffman asked what it will be if detached?
- Rowe responded not an exact place because they have to meet with the civil engineer to find where they can put it to accomplish their goals but it will be out of the thirty (30) and sixty (60) buffer.
- Huffman asked if it is detached the difference in the grade from the house to the garage will be less?
- Rowe responded correct.

Motion: Huffman made a motion to defer the request until next meeting with the stipulation to set up a neighbor-hood meeting with the owner, neighbors, community development and planning to address concerns, seconded by Anderson. The motion passed unanimously.

Item #2 Mike Galbreath, Property Owner: Requests a rear building setback variance to permit an accessory carport to be attached to the house at 207 West Cedar Street. Property referenced as Davidson County Tax Map/Parcel#. 02504001600 Zoning Ordinance Section 14-208 (1)(e)(vii).

Staff Discussion:

- After the September meeting, the City received a building permit application for the 720 square feet carport and 253 square feet roof line connection between the carport and house.
- The building application was denied on September 14th.
- The carport is a violation of the maximum size of permitted accessory buildings.
- Per discussion at the September meeting the variance request will be reviewed at the October 4th meeting.
- As discussed at the August and September meetings, the request has been revised to a rear building setback variance request to attach the accessory building/structure carport to the primary building/structure house with an attached roof line including a section of steps.
- The carport is roughly ten (10') feet from the rear property line.
- The property is zoned R-10, Medium Density Residential.
- The Zoning Ordinance R-10 district require a twenty (20') feet rear setback for primary buildings/structures.
- The Zoning Ordinance permits accessory buildings when there are no designated easements to be five (5') feet from the back and side property lines.

- The proposal to connect the carport to the house would change the classification of the building /structure from an accessory to primary building/structure.
- The revised request is a variance to reduce the rear building (primary building/structure) setback from twenty (20') feet to ten (10') feet.
- The Zoning Ordinance permits a total building square footage of 5,576 on the 0.32-acre property (13,939 square feet) based on the maximum permitted forty (40%) percent lot coverage for all buildings/structure including both primary and accessory.
- The existing garage and recently constructed carport are both 720 square feet (1,440 square feet) and the house is 1,390 square feet.
- The total building area is 2,830 square feet or twenty (20%) building lot coverage.
- The four (4') feet width proposed roof line connection would be an estimated 260 square feet.
- The total square feet of building area including existing and proposed roof line connection would be 3,090 square feet or twenty-two (22%) percent of building lot coverage.
- Any motion to approve or deny the variance request will need to include the basis for the motion per these review standards.
- As discussed at the August and September meetings, the original appeal and variance request to keep the carport without an attachment including staff's denial recommendation was based on the Zoning Ordinance violation notice.
- The revised request for a setback variance would be a different request.
- The conditions of the property including property slopes, shared driveway, and conditions of the property per the Zoning Ordinance Variance Review section would need to be reviewed with the rear building setback variance request.
- Staff would recommend approval based on the slope of property at the rear of the primary building/structure house and the level of shared driveway alteration that would be required to relocate the existing carport or construct an addition to the house for the same purpose of the carport.
- The carport location is in an area of an existing established vehicle driveway and parking area.
- The recommendation is based on Zoning Ordinance Section 14-213 (8)(c) Standards of Variance review items (i) and (vii)
- If the variance is approved, the currently denied building permit would be required to be obtained.

Applicant: Mike Galbreath, 207 West Cedar Street

- Galbreath stated he did get an application for a permit from Rhonda, she highlighted homeowner and told him the requirements, he completed it brought back to office and was never contacted by anybody from the City.
- Galbreath stated all the contact information was on the application, phone, email and never heard from anybody, Addam mentioned he reached out to someone at the Barn Store.
- Ellis stated they did reach out and talked with them at the barn store because they were doing the work and apologized that it may have created an issue.
- Galbreath stated he was curious as to why they would not reach out to the homeowner since it was a homeowner permit and Barn Store subbed it out to a company in Kentucky.
- Ellis stated they did reach out to the Barn Store and Mr. Galbreath is right he is the one that completed the permit but was not the contractor that was going to do the work.
- Galbreath stated his second(2nd) item the rules based on West Cedar Street are not concurrent with the neighborhood and some establishments are on the property line.
- Galbreath stated third (3rd) item is it is just his neighbor and himself affected by this and they are not interested in anymore construction.
- Galbreath stated Addam suggested we add on to the house which is a minimal connection to the carport that is the two (2) foot variance he is asking for.

-Galbreath stated if it is not allowed, he could add on to the house but major construction and financially he could do it but not really interested in adding on to the house.

Public Hearing Opened: No one requested to speak.

Public Hearing Closed

Board Discussion:

- Anderson commented last meeting was his first meeting on the board and dealing with this issue.
- Anderson discussed he drove by Galbreath's house to see what it looks like and the appearance from the street.
- Anderson stated Galbreath has lived here all his life and if he did it wrong, it is already up, do we want to cost someone more money or grant this and learn a lesson from it?
- Anderson stated he does not see a problem in approving the request.
- Rager asked if he had a motion?
- Anderson responded yes.

Motion: Anderson made a motion to approve the request, seconded by Huffman.

-Freeman stated for matter of record we need to read the basis for the standard of the variance 14-213.(8)(c)(i)(vii)

Motion: Anderson made a motion to amend the motion, motion to approve the setback variance of eight (8) feet, based on City of Goodlettsville municipal code 14-213.(c)(i)(vii), seconded by Huffman. Writesman voted no. The motion passed 3-1.

The meeting adjourned at 5:50 pm.

Brian Rager, Vice-Chairman

Sharon Reed, Planning Assistant

**City of Goodlettsville
Board of Zoning and Sign Appeals
STAFF RECOMMENDATION REPORT**

Tuesday November 1, 2022

(PUBLIC HEARINGS)

Item#1 **Duncan and Jeannie Rowe, Property Owners:** Requests a variance to permit a detached two (2) car garage instead of an attached two (2) car garage with a proposed one family detached dwelling on 4.02 acres at 214 Hasty Drive. Property referenced as Davidson County Tax Map/Parcel# 02500022300 and is zoned R-40, Low Density Residential. Zoning Ordinance Section 14-205 (4)(g) **(Deferred at October 4, 2022 Meeting)**

STAFF NOTES:

The request is to permit a detached two (2) car garage instead of the Zoning Ordinance requirement for an attached two (2) car garage with a new house proposal in the R40 Low Density Residential zoning district. The 4.02-acre property contains a creek that will be crossed by an engineer designed bridge. The City's engineer consultant is currently reviewing revised engineering design plans addressing previous bridge design review comments. The request is unique since the applicant is not requesting to be exempt from a minimum requirement or an increased or decreased building dimension requirement but an alternative application of the requirement for a detached versus attached two (2) car garage. The applicant provided a preliminary property layout plan showing the house and garage location on the property including separation from creek and sixty (60') feet storm water creek buffer and the slopes on the property. The detached garage would be limited to seventy (70%) percent of the primary building (house) square footage.

The Board deferred the request at the October 4th meeting. A revised driveway design plan is included based on the Board's discussion at the October meeting. The driveway is a separate issue then the requested variance for an attached versus detached garage.

STAFF RECOMMENDATION:

Approval due to the unique limited application request and property conditions with steep grades and creek and the proposed setting of the house in close proximity to the proposed detached garage. The request including the limited dimension between the proposed buildings provides a reasonable use of the property due to the property dimension of 4.02 acres in relation to the minimum R-40 lot dimension of 40,000 square feet/ 0.91 acres.

Referenced Zoning Ordinance Sections:

14-205 (4)(g)

(g) Minimum lot area coverage. Within the residential districts, the principal building shall meet the minimum lot area coverage as indicated: R40 1,500 square feet; 1,100 square feet for 1st floor of 2 story **plus 2 car attached garage**

14-213. (8)(c)

c) Standards for Variances. The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

- (i) The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated;
- (ii) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district;
- (iii) The variance will not authorize activities in a zone district other than those permitted by this ordinance;
- (iv) Financial returns only shall not be considered as a basis for granting a variance;
- (v) The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance;
- (vi) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts;
- (vii) The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (viii) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and
- (ix) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

(d) Non-conformity does not constitute grounds for granting of a variance. No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(e) Prohibition of use variances. Under no circumstances shall the board of appeals grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly

or by implication prohibited by the terms of this ordinance in said district.

(f) Conditions and restrictions by the board. The board may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the provisions set out in § 14-213(8)(c) above to reduce or minimize the injurious effect to such variation upon surrounding property and better carry out the general intent of this ordinance. The board may establish expiration dates as a condition or as a part of the variances

Item#2 Kenjoh Outdoor Advertising, LLC: Requests an administrative appeal of the Planning Director's decision to deny a sign permit for a high-rise pole sign within the Rivergate Parkway Interchange Sign Zone District for a proposed sign on CSX, Railroad right-of-way adjacent to I-65. The sign is proposed west of the south bound I-65 entrance ramp off Rivergate Parkway. Zoning Ordinance Section 14-305 (2) **(Deferred at September 6, 2022 Meeting)**

STAFF NOTES:

The request is an administrative appeal of the May 3, 2022 sign permit application denial notice. Attached in the meeting packet includes the May 2, 2022 Planning Commission meeting minutes including the denial of the signage request in the Interstate Sign District. The Planning Commission reviewed the request since the proposed signage is within the Interstate Sign District. If the Board of Zoning and Sign Appeals approves the administrative appeal, then the applicant has the following options to proceed with the request:

1. Request the Goodlettsville Planning Commission review the request again based on the interpretation and decision of the Board of Zoning and Sign Appeals
2. Request the Goodlettsville City Commission to review the Planning Commission's denial decision based on the interpretation and decision of the Board of Zoning and Sign Appeals
3. Submit for Davidson County court review of the Planning Commission's denial decision based on the interpretation and decision of the Board of Zoning and Sign Appeals

STAFF RECOMMENDATION:

Denial of the administrative appeal based on the May 3, 2022 sign permit application denial letter including the defined reason for the denial

Referenced Zoning Ordinance Sections:

14-213 (7) (c)

(c) Advisory opinions. The Goodlettsville Municipal/Regional Planning Department and/or the planning director may submit an advisory opinion to the board on any matter which may come before said board. Such opinion shall be made a part of the official record of the board.

14-213 (7) (d)

(d) Powers of the board. The board is hereby vested with the powers to:

(i) Hear and decide appeals from any order, requirement, decision, or determination made by the codes administrator in carrying out the enforcement of this ordinance, whereby it is alleged in writing that the codes administrator is in error or has acted in an arbitrary manner

(g) Board has powers of administrative official on appeals; reversing decision of administrative official. In exercising its powers, the board of appeals may, so long as such action is in conformity with the terms of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the administrative official from whom the appeal is taken.

14-308 (4)

(4) Appeals. Any person aggrieved by any action of the enforcing officer in denying or issuing a sign permit as herein described may, within thirty (30) days, appeal for a variance or other relief in writing to the board of sign appeals through the enforcing officer. Action on any permit, the issuance of which has been appealed, shall be suspended pending final decision of the said board on the appeal. The board may set such appeal for public hearing giving such notice to the public or to persons concerned with such appeal as the board deems advisable and in keeping with state law.

14-308 (6)

(6) Powers and duties of the board. The board of sign appeals shall have the following powers and duties:

- (a) To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision, determination, or refusal made by the enforcing officer.
- (b) To hear and decide requests for variances from the provisions of this chapter.

14-308 (7)

(7) Standards for appeal decisions. Before granting any relief from the application of the provisions of this, the board shall make specific findings of fact justifying the case under appeal.

- (a) For a finding of error, the board shall state the section of the ordinance that is being appealed and how the enforcing officer erred in the application of the ordinance requirements.
- (b) For an action granting a variance, the board shall state the provisions being varied and shall grant the minimum variance to satisfy the relief of hardship, and shall state the specific hardship which justifies the variance.

The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

- (i) The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in an exceptional hardship upon the owner as distinguished from an inconvenience.
- (ii) The conditions upon which the petition for a variance is based would not be applicable to other similarly situated properties.
- (iii) The hardship has not been created by any person having an interest in the property.
- (iv) Financial returns only shall not be considered as a basis for granting the variance.
- (v) The variance will not be detrimental to the public welfare, injurious to other property, or to the intent and spirit of this chapter.
- (vi) The variance does not confer a special privilege to the applicant that is denied to others.
- (c) Under no circumstances shall the board grant a variance to allow a sign which is not permitted by this chapter.
- (d) The board may impose such conditions and restrictions upon the premises benefitted by the variance as may be necessary to reduce or minimize any injurious effect upon adjoining uses or property, and to better carry out the general intent of this chapter.

Item#3 Richard C. Sheppard, Property Owner: Request an administrative appeal of the Planning Director's Zoning Ordinance violation notice about a transient use recreation vehicle parking area in a residential zoning district. The eight (8) acre property located at 1032 Williamson Road zoned Agricultural and is referenced as Sumner County Tax Map/Parcel# 141 006.00.

STAFF NOTES: The owner submitted an administrative appeal on September 20th. The appeal is from the Zoning Ordinance violation notice sent the week of September 12th. The violation notice incorrectly includes a date of May 2nd. The City received a complaint about RVs parking on the front of the property near Williamson Road. The owner discussed he allows RVs to park at the property but does not charge any fees or provide any services like electrical or sanitary connection for RVs. He discussed the property is listed on the Boondockers RV site that includes a nationwide subscription service and map of areas to park RVs. The owner discussed the only fee he gets is a free subscription to Boondockers which is \$ 79 per year to allow the RVs to park on the property. The owner discussed that since he doesn't charge a fee and provides no services the use would be similar to allowing friends to park an RV at your property. He said the daily average of RVs parking on the Williamson Road property is two (2). Staff discussed the City's zoning enforcement and recent ordinance amendments addressing short term rentals and this use would be similar with allowing people to come onto property in a transient nature even if no fees are charged. The owner also discussed the basis for the appeal is since the property is zoned agricultural and is exempt from city regulations by state law.

STAFF RECOMMENDATION: Denial of the administrative appeal based on the May 3, 2022 letter including the defined reason for the denial

Referenced Goodlettsville Zoning Ordinance Referenced Sections

14-201 (3)

(kkkk) "Transient" any person who exercises occupancy or is entitled to occupancy of any rooms, lodgings or accommodations for a period of less than thirty (30) continuous days.

14-205 (3)

(3) Use and structure provisions. The uses and structures indicated herein may be permitted within the various residential districts only in the manner and subject to any specific design criteria that apply.

(a) Uses permitted:

(i) Principal permitted uses. Principal permitted uses

for all residential districts are listed in Table I, the land use activity matrix, as presented in Appendix A.

14-42

(ii) Permitted accessory uses. In addition to the principal permitted uses, each activity type may include accessory activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot.

These include:

- (A) Private garages and parking areas;
- (B) Recreation facilities exclusively for the use of the residents;
- (C) Home occupations as defined and subject to further regulations contained in § 14-208(1)(o);
- (D) Signs in compliance with the regulations set forth in the Goodlettsville Sign Ordinance;
- (E) Within the a districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed.

Chicken coops shall be located at least one hundred feet (100') from any neighboring dwelling and shall be no more than one hundred (100) square feet in size.

(b) Conditional uses. Conditional uses permitted for consideration of the board of zoning appeals are listed in Table I.

(c) Prohibited uses. Any use or structure not specifically permitted by right or conditional use as presented in Table I is prohibited.

Tennessee Codes Annotated Sections:

1-3-105. Definition of Term Uses In Code

Agriculture” means:

(i) The land, buildings and machinery used in the commercial production of farm products and nursery stock;

(ii) The activity carried on in connection with the commercial production of farm products and nursery stock;

(iii) Recreational and educational activities on land used for the commercial production of farm products and nursery stock; and

(iv) Entertainment activities conducted in conjunction with, but secondary to, commercial production of farm products and nursery stock, when such activities occur on land used for the commercial production of farm products and nursery stock;

(B) As used in this definition of agriculture, the term “farm products” means forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber or fur;

(C) As used in this definition of agriculture, the term “nursery stock” means all trees, shrubs, or other plants, or parts of such trees, shrubs or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis;

6-54-126. Zoning Limitations on Agricultural Land

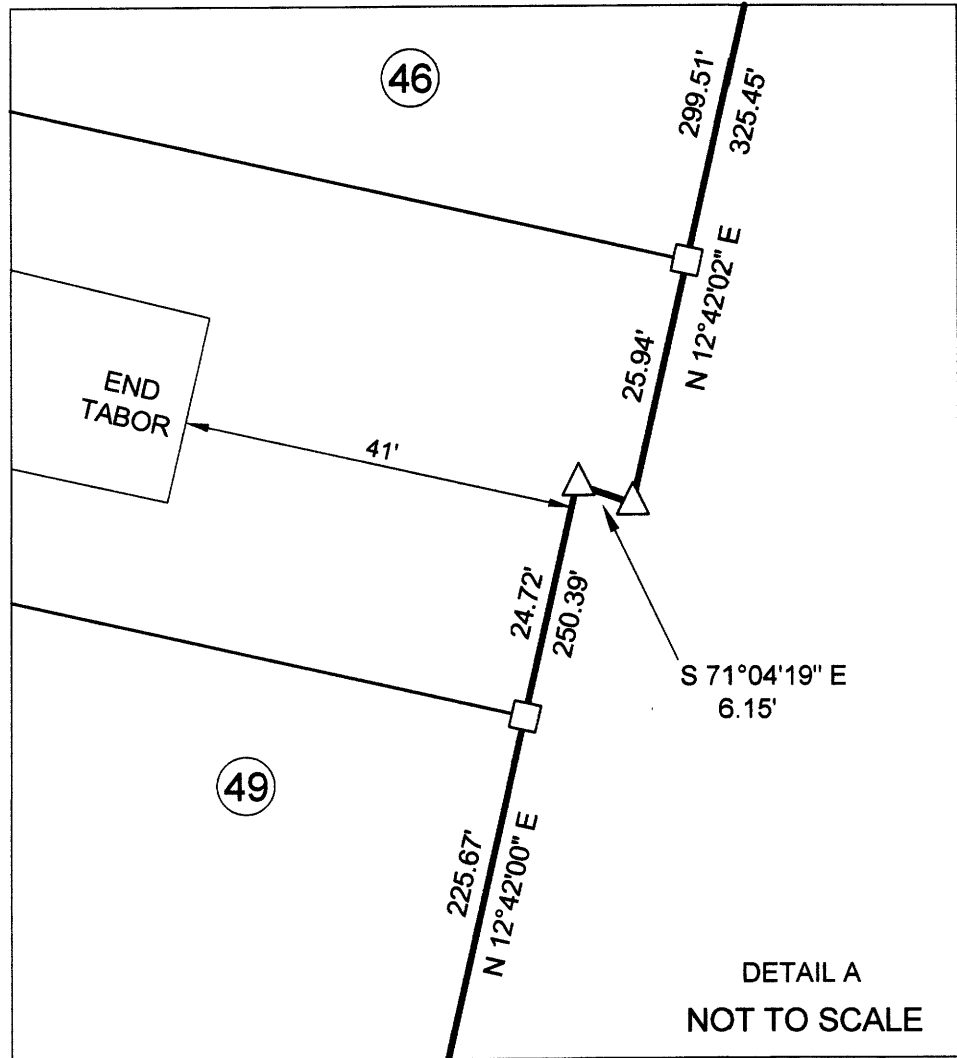
For any land that is used for agricultural purposes as of May 10, 1998, a municipality may not use its zoning power to interfere in any way with the use of such land for agricultural purposes as long as the land is used for agricultural purposes.

- CASE NO.**
- PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE TWO SEPARATE PARCELS
 - OWNERSHIP and PROPERTY INFORMATION
PARCEL ID: 02500001700
INSTRUMENT NO. 20201110-0132203

DAVID ROWE-MABEE and HAILEY ROWE-MABEE
0 DRY CREEK ROAD
GOODLETTSVILLE, TENNESSEE 37072
 - TENTH (10th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE
ZACH YOUNG, COUNCIL MEMBER
 - PROPERTY ZONING
R-40 - "LOW DENSITY RESIDENTIAL DISTRICT"
PER ORDINANCE NO. 20-979 DATED 10/22/2020
 - MINIMUM BUILDING SETBACKS
BUILDING SETBACKS TAKEN FROM GOODLETTSVILLE
ZONING ORDINANCE BULK TABLE II (PAGE 14-201)

FRONT - 50 FT
SIDE - 20 FT
REAR - 40 FT
 - LAND AREA
TRACT 1 AREA = 20.46 ± ACRES
TRACT 2 AREA = 4.02 ± ACRES
TOTAL SURVEYED AREA = 24.48 ± ACRES
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - SHARED ACCESS AND UTILITY EASEMENT TO SERVE TRACTS 1 AND 2 SHOWN HEREON AND NOT FOR THE USE OF SOLITUDE ACRES SUBDIVISION, SPECIFICALLY LOTS 41 AND 42.
 - ENGINEERING DESIGN IS REQUIRED FOR CULVERT/BRIDGE OVER CREEK CROSSINGS.
 - NOTE TO PROSPECTIVE OWNERS (UNKNOWN USE), YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES, (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
 - NEW FIRE HYDRANT AT THE END OF HASTY DRIVE TO BE INSTALLED TO THE WATER DEPARTMENT SPECIFICATIONS PER GOODLETTSVILLE PLANNING DEPARTMENT.
 - OWNER(S) OF TRACTS 1 AND 2 ARE REQUIRED TO EXTEND SEWER SERVICE TO CITY SEWER SPECIFICATIONS PER GOODLETTSVILLE PLANNING DEPARTMENT.

THIS PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA NFIP FIRM PANNEL NUMBERED 47037C0136H, BEARING AN EFFECTIVE DATE OF APRIL 4, 2017.



LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	MINIMUM BUILDING SETBACK LINE (MBSL)
	CENTERLINE OF ASPHALT
	FENCE LINE
	1/2-INCH REBAR (FOUND)
	5/8-INCH REBAR (SET)
	CONCRETE MONUMENT (FOUND)
	SANITARY SEWER MANHOLE
	FIRE HYDRANT

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: 12/09/2021

RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2123

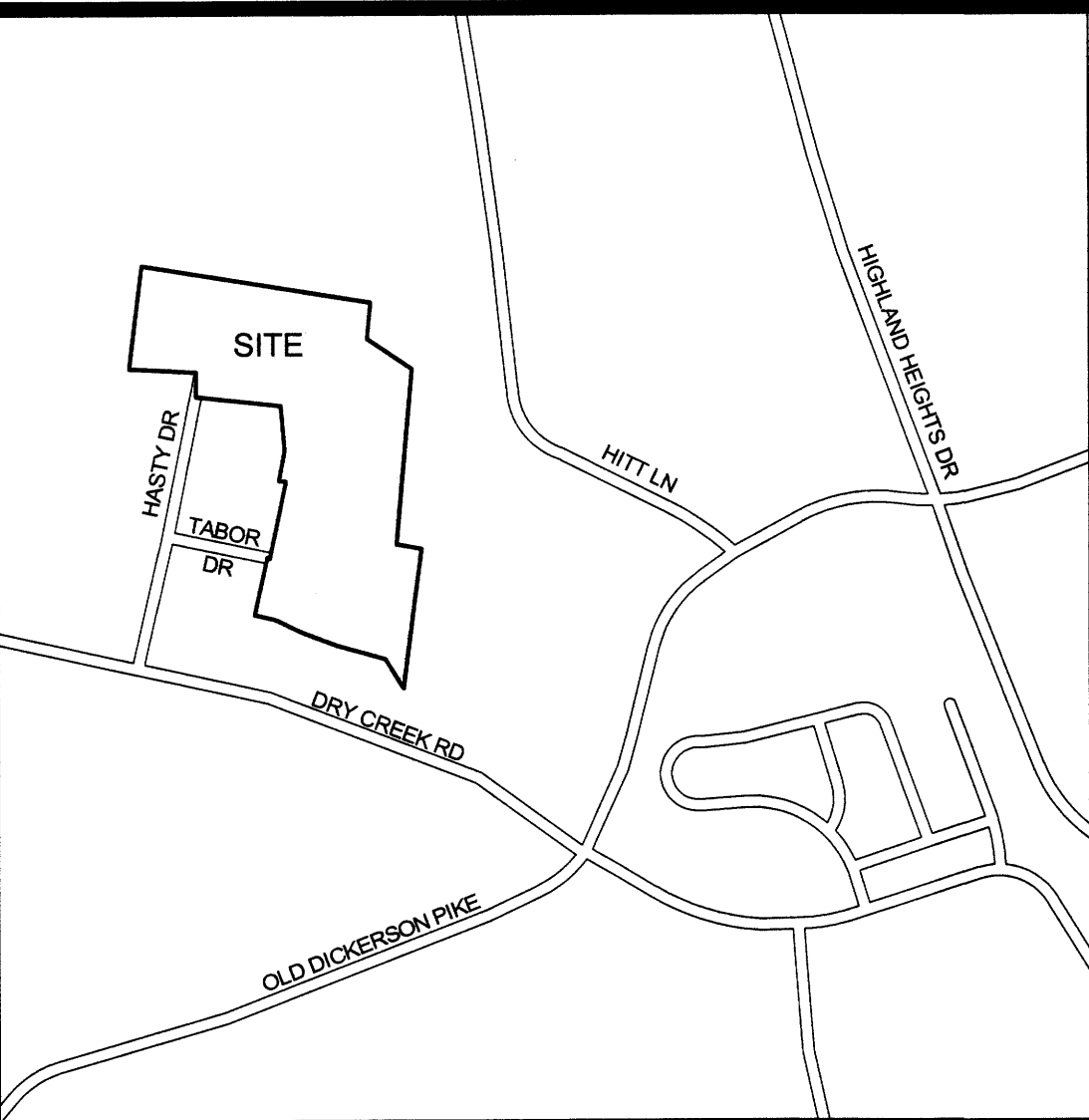
ROWE-MABEE MINOR SUBDIVISION
0 DRY CREEK ROAD
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS		DATE
NO.	DESCRIPTION	
1	MINOR SUBDIVISION SUBMITTAL	10/22/21
2	CORRECTIONS PER PLANNING DEPARTMENT	11/19/21
3	CORRECTIONS PER SEWER DEPARTMENT	12/09/21

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MINOR SUBDIVISION		NUMBER	1 of 1
SHEET		DATE: 12/09/21	
DRAWN BY: RGT		CHECKED BY: RGT	
PROJECT # 20707		SCALE: 1" = 100'	

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-0141 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. _____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

By: [Signature] Date: 12/09/21

By: [Signature] Date: 12/09/21

CERTIFICATE OF ACCURACY

I (we) hereby certify that this is a true and accurate survey of the property shown hereon to the accuracy required by the Goodlettsville Planning Commission and that the monuments have been placed as required by those regulations.

Ronald G. Taylor 12/09/21 2123
Registered Land Surveyor Date R.L.S. No.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled ROWE-MABEE have been installed in accordance with current local and state government requirements or a Letter of Credit or other approved surety has been filed which will guarantee said installation.

12/13 2021 [Signature] Goodlettsville Sewer
Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled ROWE-MABEE has/have been installed in accordance with current local and state government requirements or a Letter of Credit or other approved surety has been filed to guarantee said installation.

12/13 2021 [Signature] Metro Water Services
Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Goodlettsville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

12/14 2021 R. Adam McCormick
Date Representative

Karen Johnson Davidson County
Batch# 774815 PLAT-4-G
12/16/2021 10:27:51 AM 1 pg
Fees: \$15.00 Taxes: \$0.00



20211216-0166282



PARCEL ID: 02500001800
SALE INSTRUMENT: 20171006-0102809
THOMAS EVANS

PARCEL ID: 02500001300
SALE INSTRUMENT: 20190716-0089562
ELLEN DAVIS

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983

PARCEL ID: 02500001800
SALE INSTRUMENT: 20171006-0102809
THOMAS EVANS

C1 CURVE DATA
RADIUS = 1239.41'
DELTA = 2°18'45"
LENGTH = 50.02'
BRG = N 04°32'49" E
CHORD = 50.02'

C2 CURVE DATA
RADIUS = 1239.41'
DELTA = 2°49'07"
LENGTH = 60.97'
BRG = N 01°59'37" E
CHORD = 60.97'

41 SOLITUDE ACRES
PART 2, SECTION 2
BK 4300 - PG 138
ARTHUR ETHRIDGE

42 SOLITUDE ACRES
PART 2, SECTION 2
BK 4300 - PG 138
LESLIE DOUGLAS

ACCESS and UTILITY EASEMENT DETAIL
EASEMENT AT THE NORTH END OF HASTY DRIVE IS TO BE A SHARED ACCESS AND UTILITY EASEMENT FOR TRACTS 1 AND 2 AS SHOWN HEREON. THIS EASEMENT IS NOT FOR THE USE OF SOLITUDE ACRES SUBDIVISION, SPECIFICALLY LOTS 41 AND 42

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS
GOODLETTSVILLE CITY HALL – 105 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072

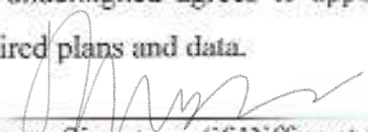
APPLICATION FOR A ZONING ORDINANCE VARIANCE

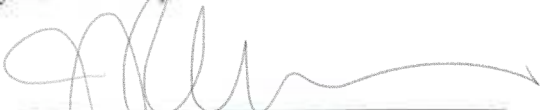
Applicant Duncan & Jeannie Rowe Case No. _____
Owner Duncan & Jeannie Rowe Map No. _____
Address 214 Hasty Dr. Goodlettsville TN 37072 Parcel No. _____

Based on the powers and jurisdiction of the Goodlettsville Board of Zoning Appeals as set forth in Title 14, Section 14-213(8) of the Municipal Code, a variance is hereby requested for an exception to the zoning regulations as follows:

Request to have 2 car garage unattached from home.
2 car garage will not be visible from Street and the
home will be minimally visible from Street.
The current zoning ordinance states new homes must have
attached garages as opposed to detached garages.
at (physical address) 214 Hasty Dr. Goodlettsville TN 37072

The undersigned agrees to appear at the public hearing for the request and shall furnish all required plans and data.

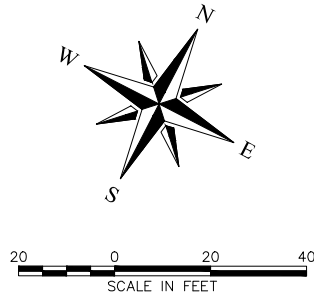

Owner Signature (if Different from Applicant)
Duncan & Jeannie Rowe
Print Name of Owner/Applicant


Applicant (Signature)
905 Mansfield Ave
Address
Nashville TN 37206
City ST Zip
615 260 0180
Phone (Daytime)
SRCNashville@gmail.com
E-Mail Address jeannierowe@gmail.com

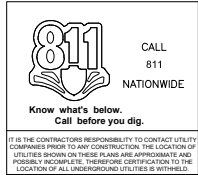
1. REQUIRED APPLICATION FEE \$200.00
2. ATTACH ALL REQUIRED PLANS AND SUPPORTING DOCUMENTS.
3. THE APPLICANT WILL BE NOTIFIED OF THE APPEALS BOARD MEETING DATE.

ACTION TAKEN: _____ DATE: _____

Z:\PROJECT\2022\CIVIL\C03222 Rowe Residential\Current Civil Drawings\BRIDGE PLAN FOR ARAP.dwg PLOTTED: 10/7/2022 10:11:40 AM



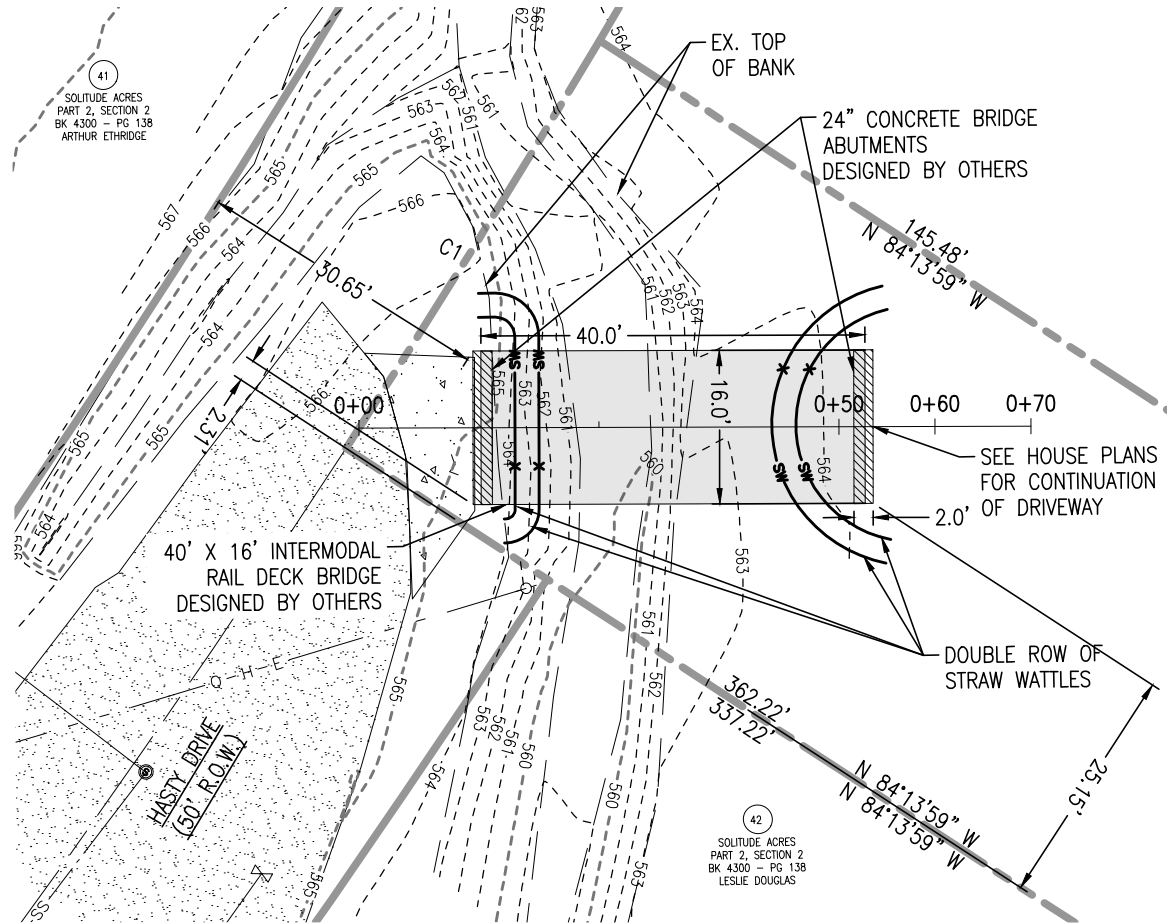
CALL BEFORE YOU DIG



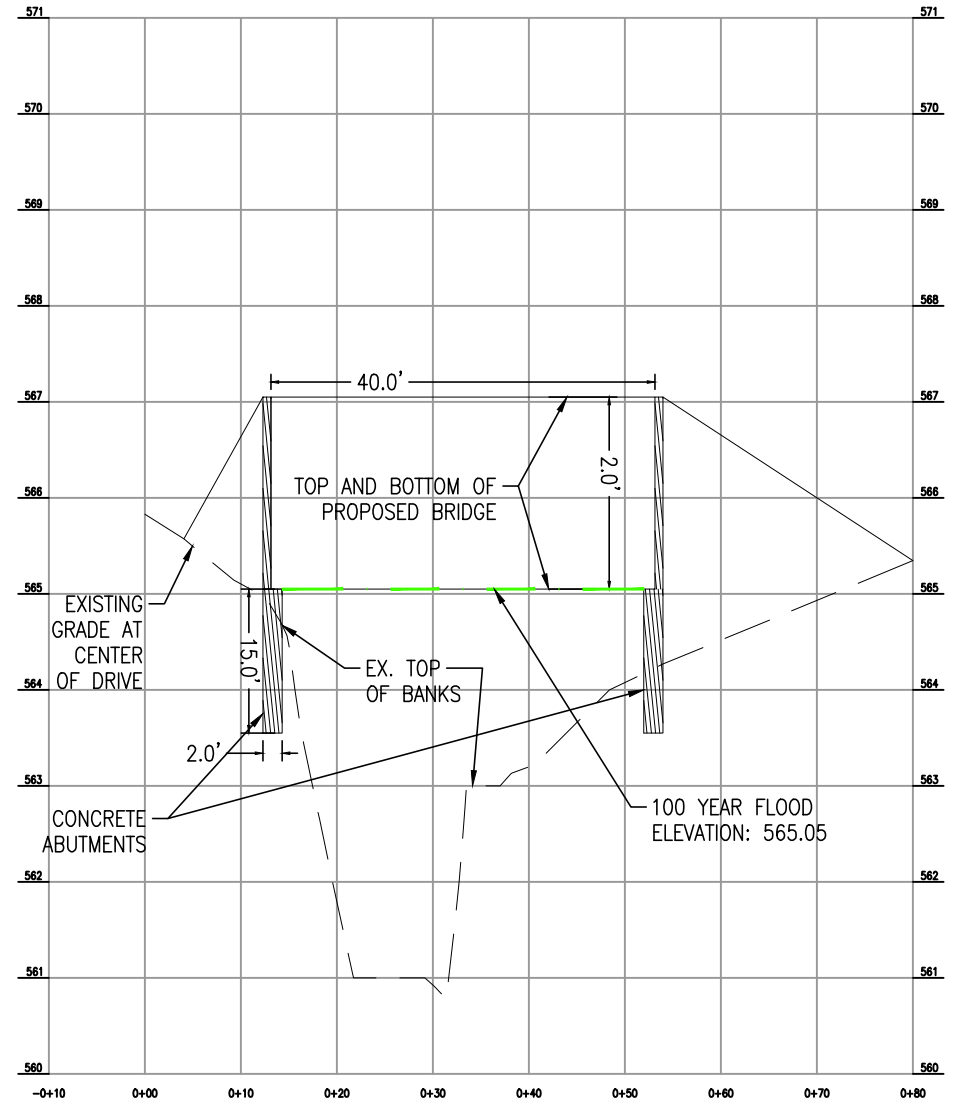
LEGEND:

	PROPERTY LINE		MANHOLE		PIPE INVERT
	EXISTING WATER LINE		CLEAN OUT		SPOT ELEVATION
	EXISTING SEWER LINE		POWER POLE		SLOPE DIRECTION
	OVERHEAD ELECTRIC LINE		WATER METER		
	FENCE		FIRE HYDRANT		
	NEW CURB		IRON ROD OLD		
	SALT FENCE		IRON ROD NEW		
	EXISTING 5' CONTOUR				
	EXISTING 1' CONTOUR				
	NEW 1' CONTOUR				
	DEMO LINE				

Vicinity Map
Not to Scale



STREAM CROSSING PLAN



STREAM CROSSING PROFILE

Scale: H:1"=20', V:1"=2'

KLOBER
ENGINEERING SERVICES

CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com



JOSHUA M. LYON, P.E. TN#112331

**ROWE
RESIDENTIAL**

209 HASTY DRIVE
GOODLETTSVILLE, TENNESSEE
DAVIDSON COUNTY

REVISIONS

NO.	BY	DATE	DESCRIPTION

DRAWN BY: KDM

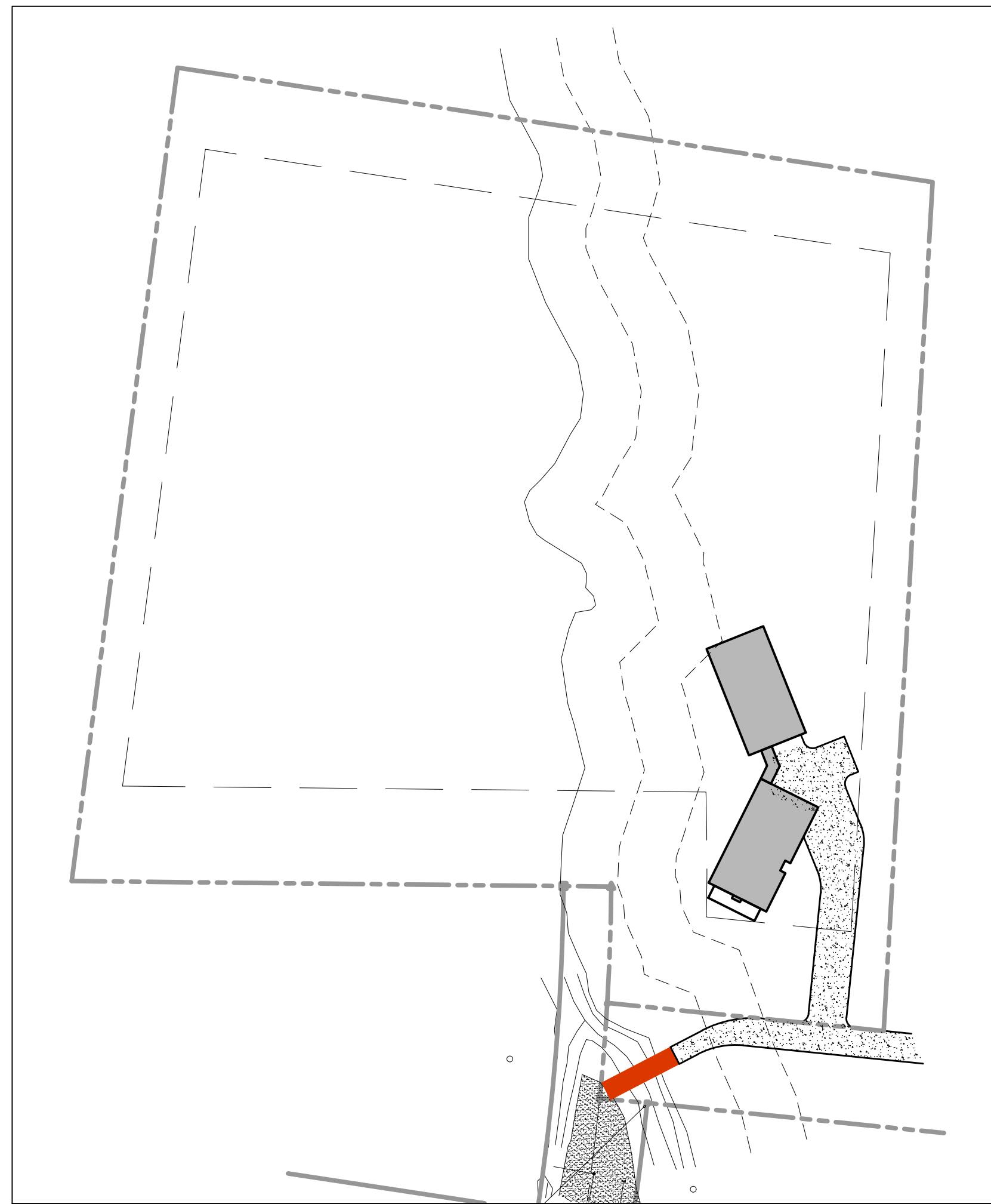
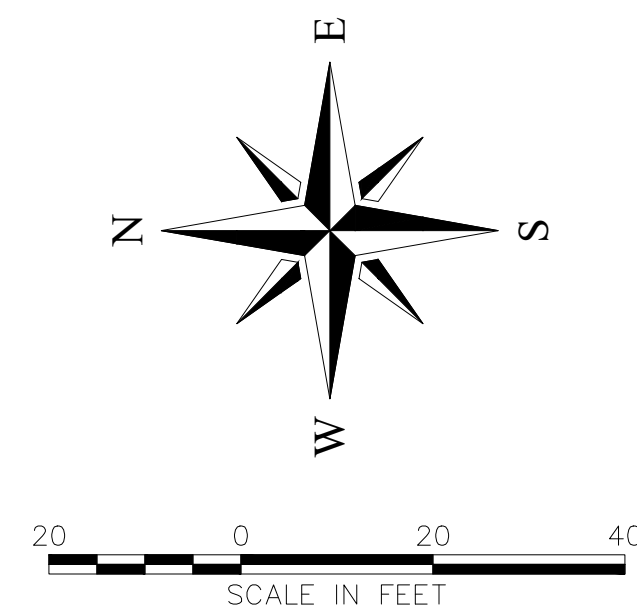
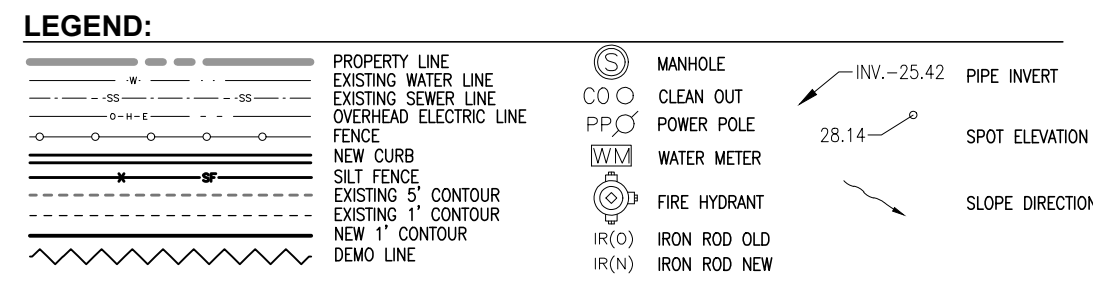
CHECKED BY: JML

PROJECT NO.: C03222

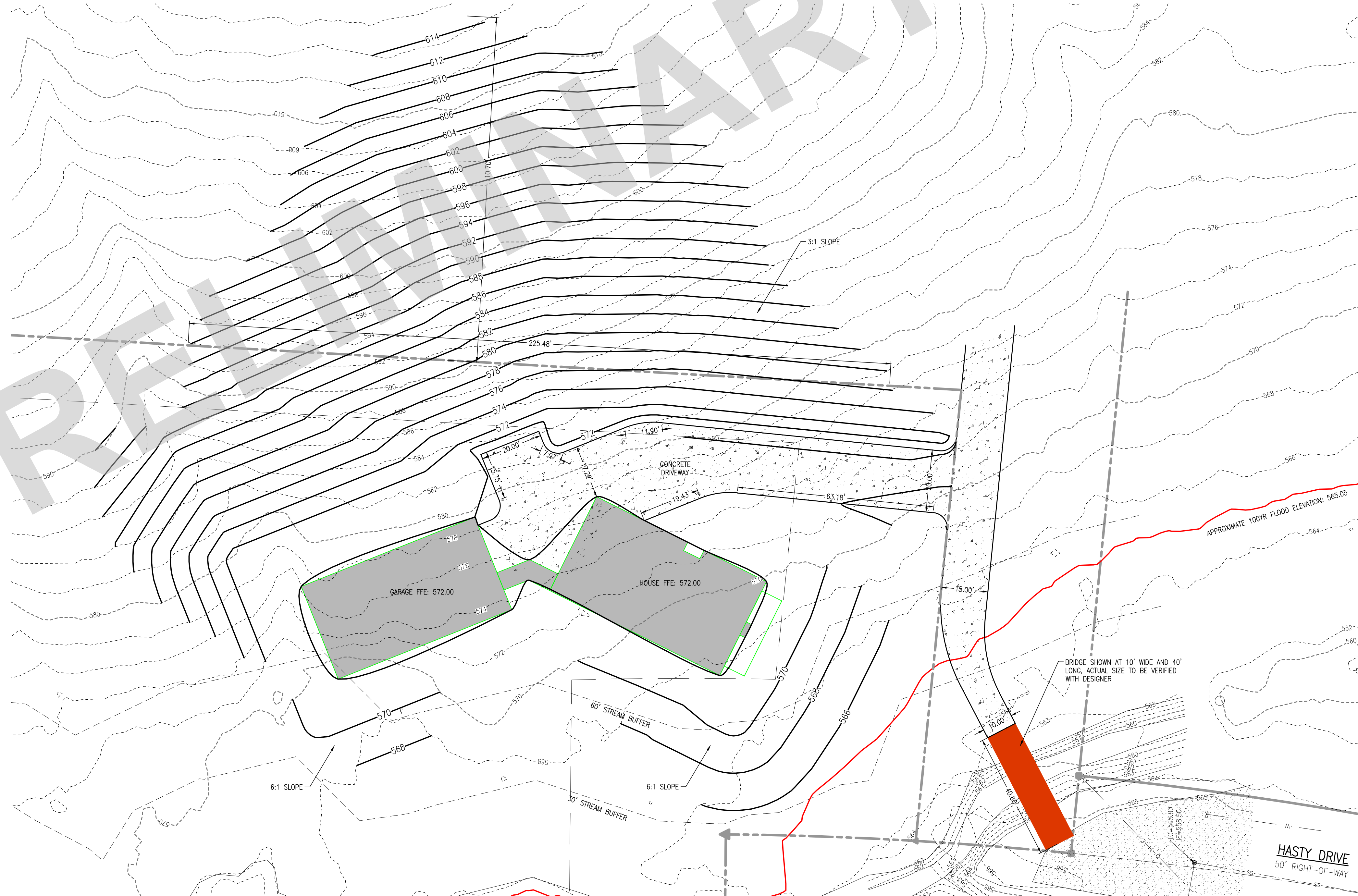
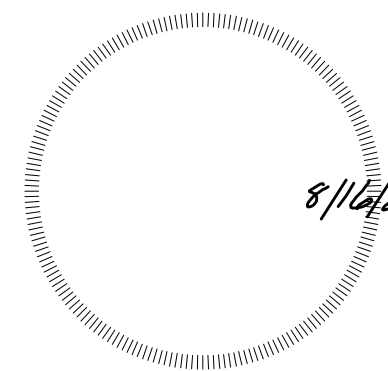
SHEET NUMBER

C1.01

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SITE LOCATION MAP

[illegible]

NOT FOR
CONSTRUCTION

ROWE RESIDENTIAL

209 HASTY DR.
GOODLETTSVILLE, TN
DAVIDSON COUNTY

DRAWN BY:	
CHECKED BY:	JML
PROJECT NO.:	C03222

SITE LAYOUT

SHEET NUMBER

C1.02



May 3, 2022

Kenjoh Outdoor Advertising, LLC

The attached sign permit application dated March 30, 2022 for a pole type sign one hundred feet in height and 227 sq. ft has been denied. The City of Goodlettsville Municipal Planning Commission at the May 2, 2022 meeting denied the request for a high-rise sign within the I-65/Exit 96 Rivergate Parkway Interstate Sign District Map on a section of CSX railroad right-of-way. Different signage proposal options discussed during the meeting included reduced sign square footage and height and a static sign board facing an adjacent residential zoning district and neighborhood. The Planning Commission denied the request based on staff's interpretation of the Interstate District Sign District section of the Zoning Ordinance (14-305)(2) regarding the proposed high-rise pole signage not being associated with a primary use/building on the CSX right-of-way property. The proposal for increased sign height and area of the sign were not approved per staff's interpretation of the proposal not meeting the streetscape visibility appearance and adjacent residential zoning district visibility ordinance sections.

The permit denial decision may be appealed to the City's Board of Zoning and Sign Appeals by submitting a written request within thirty (30) days of the receipt of this letter. The City's Zoning Ordinance and appeal application and meeting and submittal dates can be reviewed and submitted on the City's Website at www.goodlettsville.gov. You can request a copy of the application and meeting information and submit by emailing me at amccormick@goodlettsville.gov or coming into office.

The May 2, 2022 Planning Commission meeting minutes will be reviewed for approval by the Planning Commission at the June 6, 2022 meeting. An approved set of meeting minutes will be available following the June 6th meeting. The meeting video is available on the City of Goodlettsville Website- www.goodlettsville.gov. <https://www.goodlettsville.gov/1820/Agendas-Minutes>.

Attachment includes Staff Recommendation Report including referenced sign ordinance sections.

Addam McCormick, Goodlettsville Planning Director

Fee _____
Date _____
Sign District _____

Permit No. _____
Map _____
Parcel No. _____
Zoning _____
County _____

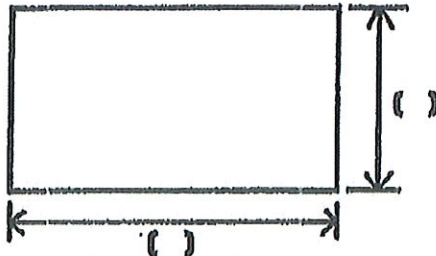
Application For Sign Permit

CITY OF GOODLETTSVILLE, TENNESSEE

JOB ADDRESS				OWNER	JOB ADDRESS	
See attached - CSX rail property running N/S under I-65 at exit 96						
1. OCCUPANT Kenjoh Outdoor Advertising, LLC						
2. OWNER CSX RAIL		MAIL ADDRESS 16 Scott Drive - Churchville PA	ZIP 18966			PHONE 215-357-3908
3. CONTRACTOR		MAIL ADDRESS	PHONE			LICENSE NO.
4. ARCHITECT OR DESIGNER Jon Odom - ProFab		MAIL ADDRESS 2332 Flatley Rd, Richmond IN 47374	PHONE 765-966-2896			LICENSE NO.
5. WORDING						
6. TYPE ILLUMINATION (FLASHING PROHIBITED) Digital Off-premise billboard		TYPE PERMANENT SIGN Digital Off-premise billboard				TEMPORARY
7. PROJECTING		WALL SINGLE FACE				MARQUEE
GROUND POLE Yes		DOUBLE FACE Yes				OTHER
8. ESTIMATE OF VALUATION OF WORK \$250,000		EXISTING SIGNS none				
APPROVAL FOOTING FINAL		ISSUED BY				
SPECIAL CONDITIONS						

WALL
SIGN

TOTAL
SQ. FT.



NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK ON CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 3 MONTHS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

3/30/22

SIGNATURE OF OWNER (IF OWNER BUILDER)

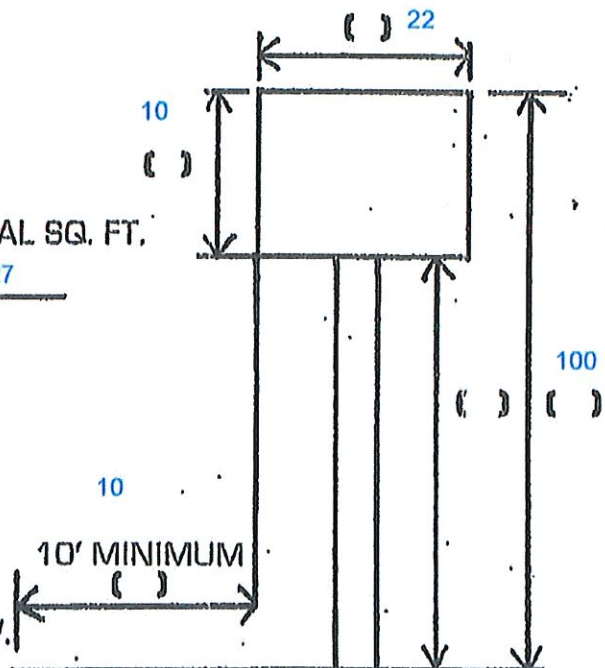
DATE

FREESTANDING SIGN

TOTAL SQ. FT.

227

R.O.W.





Department of Planning and Codes/Building Safety

April 8, 2022

Kenjoh Outdoor Advertising, LLC

The sign permit application dated 3-30-2022 received on April 1, 2022 for a pole sign on CSX right-of-way/property adjacent to I-65 at proposed sign height of 100' in height and 227 sq. ft is currently being reviewed regarding if the sign ordinance section is applicable to right-of-way property since the sign is proposed with no relation to a primary building on the property and on rail road right-of-way property. Per the City of Goodlettsville Zoning Ordinance Sections 14-305 (2)(a) and 14-305 (2)(b) (Ordinance 20-971- June 11, 2020/ Ordinance 21-991-April 8, 2021) the City's Planning Commission review is required for the proposed sign. The Planning Commission review is scheduled for Monday May 2, 2022 at 5 pm at Goodlettsville City Hall at 105 S. Main Street.

The requirements of this notice may be appealed to the City of Goodlettsville Board of Zoning and Sign Appeals by submitting a written request within thirty (30) days of the receipt of this letter. The City's Zoning Ordinance and appeal application and meeting and submittal dates can be reviewed and submitted on the City's Website at www.goodlettsville.gov. You can request a copy of the application and meeting information and submit by emailing me at amccormick@goodlettsville.gov or coming into office.

Addam McCormick
Goodlettsville Planning

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday May 2, 2022 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: The WES Outdoor Power Equipment item was requested to be moved to the June Planning Commission meeting agenda

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of April 4, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 City of Goodlettsville Parks and Recreation Department: Request preliminary site plan approval for a grant application submittal for Rachel's Garden Playground facility in Peay Park on Memorial Drive. Property is referenced as Davidson County Tax Map/Parcel# 02500005801.

STAFF NOTES:

The project plan is currently at the preliminary design stage. The requested action by the Planning Commission is for a City grant application submittal. If the grant application is approved, then final plans will be prepared and submitted for the Planning Commission to review. The playground location will be located between the community center and splash pad at Peay Park. The Fire Department has worked on multiple fundraising events for the playground facility that will provide accessible facilities.

STAFF RECOMMENDATION: Approval

ITEM#4 Parkview Preserve Phase One - Insight Properties LLC: Requests recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

STAFF NOTES:

The applicant is requesting that the project bonds be released upon completion of the remaining site improvements. Phase Two (2) of the project includes a section of public street including French Street from Wicklow Drive to Harris Street. Phase One includes the other section of French Street from Wicklow Drive to Memorial Drive which is also a public street section. The other street sections are private. The project bonds include \$ 500,000 for both phases.

Project Status:

One hundred (100%) percent lot completion.

Subdivision Plat Information: Parkview Preserve Phase Two (2) recorded November 12, 2019

areas of the site. The proposal includes a roughly thirty (30') feet retaining wall along the back of the site. Additional information on wall design, walking trail location, and landscaping will need to be reviewed. If the revision is approved, staff will submit to City's Consultant engineer to review the revised grading design proposal.

The revised traffic study reflects the approved commercial square footage and use and the number of apartment units. Per attached letter, the City has requested TDOT to review a traffic signal at the main drive access due to the Planning Commission's concerns about delay at the main access drive due to traffic along N. Main Street and the warranted but not proposed right turn lane per the limitations referenced in the traffic study. Per the Planning Commission December 2021 final master plan approval stipulation, the Planning Commission will review the TDOT, Tennessee Department of Transportation approval of the project access driveways and any required improvements to N. Main Street.

STAFF RECOMMENDATION:

Deferral for more information on the retaining wall design, landscaping, and walking trail in revised grading area and continuation of the December 2021 master plan approval stipulation for the Planning Commission to review the TDOT access design approval.

ITEM#7 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District on CSX Rail right-of-way on the south-west side of the I-65/Rivergate Parkway interchange.

STAFF NOTES:

The proposal is for a high-rise sign at one hundred feet in height and 227 square feet in area per the Interstate Sign District section of the Zoning Ordinance on a section of the CSX right-of-way adjacent to I-65. The proposal includes the request for expanded sign height and square footage per the provisions of the Sign Ordinance. The City's Sign Ordinance permits increased high-rise sign heights and sign area square footages based on the location of the proposed sign in relation to the streetscape of the roadway providing access to the property including the sign and the requirement for the proposed sign to be behind the primary building on the property.

The City has permitted two (2) high-rise signs within the Interstate Sign District across I-65 from this area including a sign behind the church facility at 705 Rivergate Parkway and behind the existing commercial center at 707 Rivergate Parkway. The sign permitted behind 707 Rivergate Parkway was based on a recent Sign Ordinance amendment regarding removal and replacement of non-conforming signs.

The proposed sign location will be visible behind the homes along a section of Moss Trail that back up to the interstate and the proposed sign area.

STAFF RECOMMENDATION: Denial of the proposed signage and increased sign height and sign area square footage based on the provisions of the Interstate Sign District including signage to be associated with a primary development building and the proposed sign location and

property setting does not meet the Sign Ordinance section regarding streetscape appearance and visibility of the sign from residential areas

Referenced Sign Ordinance Sections:

2) Interchange sign zone. Within the area of the interchanges of I-65 and Rivergate Parkway, Long Hollow Pike, and U.S. 31W identified as "Interstate Sign Zone" as shown on the attached maps, the following provisions shall apply and be in addition to and supplement § 14-305(1). All other pertinent provisions of § 14-305(1) remain as applicable.

(a) Signs installed under this section, the maximum height for a pole sign shall be sixty feet (60') and the minimum height shall be forty feet (40') and the pole sign is to be located between the back of the primary building and the rear property line unless the property contains site limitations that prevent the sign installation and if the sign location would create limited sign visibility as determined during site plan review.

The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign height for a high-rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases and the visibility of the sign height from the interstate and interstate ramps. High rise signs that are permitted to be reviewed for increased height shall include a majority portion of the sign area within fifty (50') feet of the interstate right-of-way. The Planning Commission shall review all requests for increased sign height subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage height from adjacent residential areas. A high rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a maximum height of seventy (70') feet sign height, 300 feet -400 feet from roadway providing direct access may be permitted a maximum sign height of eight (80') feet, 400 feet-600 feet from the roadway providing direct access may be permitted a maximum ninety (90') feet height, over 600 feet may be permitted a maximum sign height of one hundred (100') feet.

(b) The maximum display surface area for a pole sign shall be one hundred seventy-five (175) square feet. The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign area for a high-rise sign based on the distance the high-rise sign is located from the roadway providing direct access to the property per the following sign area increases. The Planning Commission shall review all requests for increased sign area subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage area from adjacent residential areas. A high-rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a ten (10%) sign area increase in sign area, 300 feet -400 feet from roadway providing direct access may be permitted a twenty (20%) percent increase in sign area, and a sign exceeding 400 feet from the roadway providing direct access may be permitted a maximum thirty (30%) percent increase in sign area.

Such display surface area shall include all permitted signage such as changeable copy and price signs. Any changeable copy sign shall be limited to no more than fifty percent (50%) of the total sign square footage, except that any changeable copy sign within one hundred fifty feet (150') of the interstate right-of-way may be one hundred percent (100%) of the sign square footage. (c) Wall signs shall be a maximum size of fifteen percent (15%) of the area of the wall upon which they are mounted. (d) A maximum of one (1) pole sign shall be permitted on a property and any additional non-building sign permitted based on property frontage shall be a ground sign.



CITY OF GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS
GOODLETTSVILLE CITY HALL – 105 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072
MEETING APPLICATION

Applicant Dan Neilson Date _____
Owner Kenjoh Outdoor Advertising, LLC Map No. _____
Address 928 Haverhill Rd., Troy, OH 45373 Parcel No. _____

Application Type: (Check Types that apply)

Conditional Use _____ Variance _____
Administrative Appeal X Temporary Use _____ •

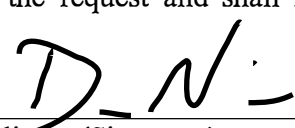
Request Summary:

Appeal to Goodlettsville Board of Zoning and Sign Appeals of the May 3, 2022 decision of
Addam McCormick, Goodlettsville Planning Director, denying application of Kenjoh Outdoor
Advertising, LLC dated March 30, 2022 for a pole sign

at (physical address) I-65/Exit 96 Rivergate Parkway, CSX ROW

The undersigned agrees to appear at the public hearing for the request and shall furnish all required plans and data.

Owner Signature (if Different from Applicant)


Applicant (Signature)
928 Haverhill Rd.
Address
Troy OH 45373
City ST Zip
937-935-4125
Phone (Daytime)
dan@kenjohoutdoor.com
E-Mail Address

1. REQUIRED APPLICATION FEE \$200.00.
2. ATTACH ALL REQUIRED PLANS AND SUPPORTING DOCUMENTS.

ACTION TAKEN: _____ DATE: _____

ARGUMENT AND AUTHORITIES IN SUPPORT OF KENJOH'S APPEAL

On March 30, 2022, Kenjoh Outdoor Advertising LLC ("Kenjoh") submitted an application for a double face, ground, static, pole sign of 227 SF and 100' tall, to be erected on the CSX Railroad right of way near the I-65 Exit 96 Rivergate Parkway, to the Goodlettsville Planning Commission. However, the City's sign regulations, Section 14-305(2)(a) and (b), authorize as of right a pole sign of size of 175 SF and 60' tall, and indeed, Kenjoh's representative John actually requested this revised and reduced size and height orally, as well as eliminating the sign display alleging facing adjacent residences, at the May 2, 2022 hearing. Otherwise, Section 14-305(2)(a) and (b) require the City's Planning Commission to review and rule on requests for larger and taller signage in the so-called "Interstate Sign Zone", which includes Kenjoh's proposed site on the railroad right of way adjacent to I-65.

The Planning Commission, under the Section, is to rule on the request based on "the pole signs ... to be located between the back of the primary building and the rear property line," and "the visibility of the increased signage height from the adjacent residential areas." By letter dated May 3, 2022 from Addam McCormick, Goodlettsville Planning Director, Kenjoh's application was denied. The foregoing are the grounds for the Planning Commission's denial.

The denial should be overturned and Kenjoh's application granted for several reasons. First, Kenjoh's request is to erect the sign in the railroad right of way, which contains no buildings and is otherwise vacant, as established by the aerial photograph attached as Exhibit 1, where the proposed sign is indicated by a red star. Despite the Planning Commission's denial and rationale, the City's sign code actually permits signs on vacant land. Specifically, Section 305.4 provides as follows: "Other Signs Vacant parcels of land may have erected thereon one (1) sign of any type that is not otherwise prohibited by Section 303.6. The maximum size sign shall be twenty (20) square feet, and the maximum height shall be ten (10) feet. All other pertinent provisions of Section 305.1 remain as applicable." Thus, the denial reference to "the proposed high-rise pole signage not being associated with a primary use/building on the CSX right-of-way property" is a misinterpretation of the City's sign regulations and incorrect. Instead, there is no requirement in the regulations to analyze requests for increased size or height in signage based on the existence of buildings on the property, as imposed by the Planning Commission.

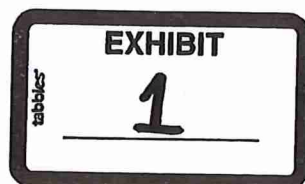
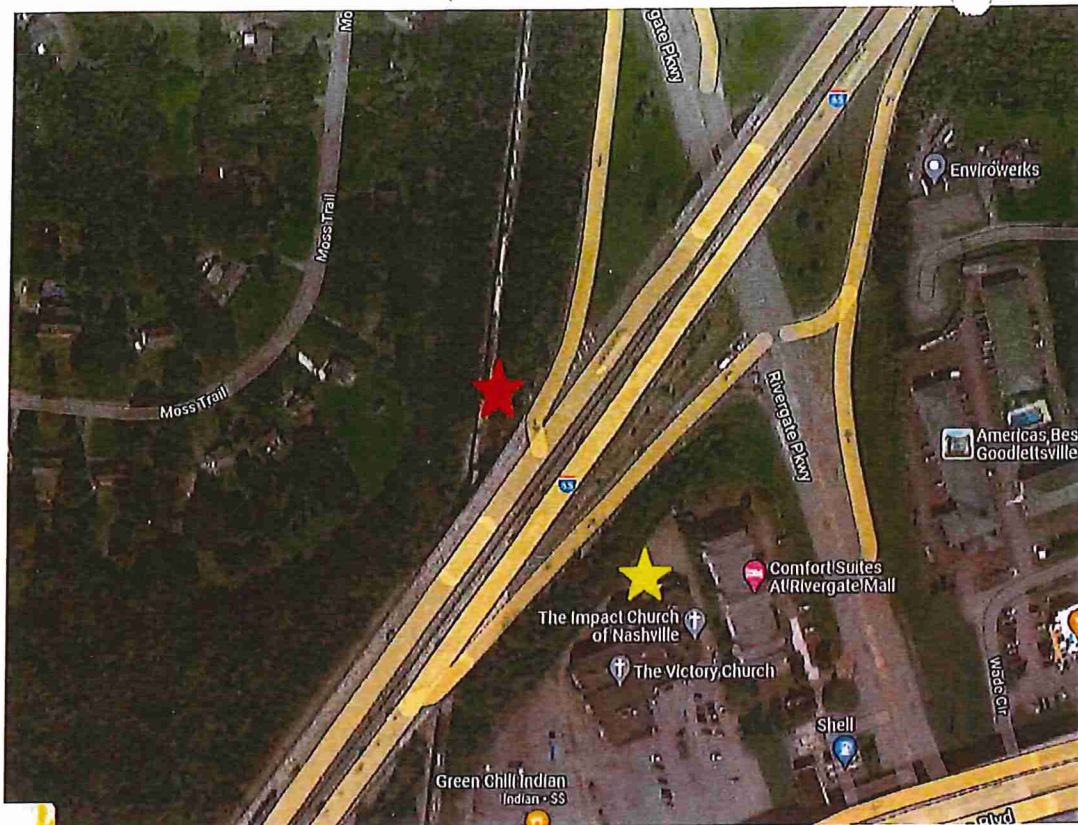
Second, and similarly, Kenjoh amended its request at the May 2nd hearing to reduce the height and size of the proposed signage to 60' tall and 175 SQ in size. The May 3rd letter from Mr. McCormick acknowledges such an oral revision at the hearing. And, importantly, such a height and size are permitted as a matter of right, and therefore don't require the approval of the Planning Commission, under the City's sign code. Therefore, the request should have been granted.

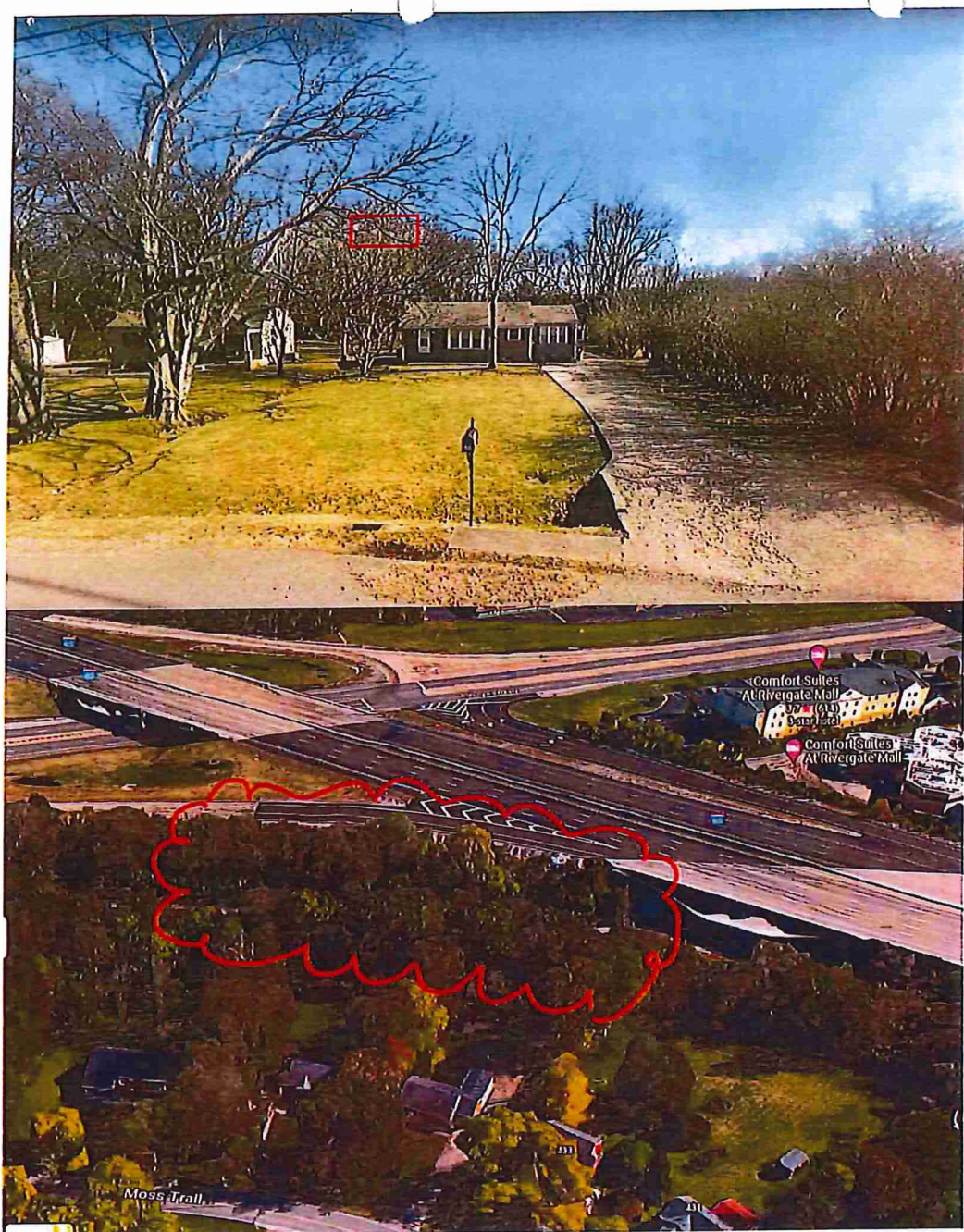
Third, the practical reality is that any residences are already next to the railroad tracks, such that Kenjoh's proposed billboard in the CSX Railroad right of right of way is a consistent land use for such an area. Further, attached as Exhibit 2 are photographs from the ground and air, depicting the proposed sign site and the residences "adjacent thereto." As is readily apparent, those residences will not even be able to see the proposed billboard, which will instead be completely blocked by exiting trees. And, as an additional accommodation, Kenjoh offered at the May 2nd hearing, and reiterates here, to eliminate the display otherwise facing these residences, and to erect a mere single face sign.

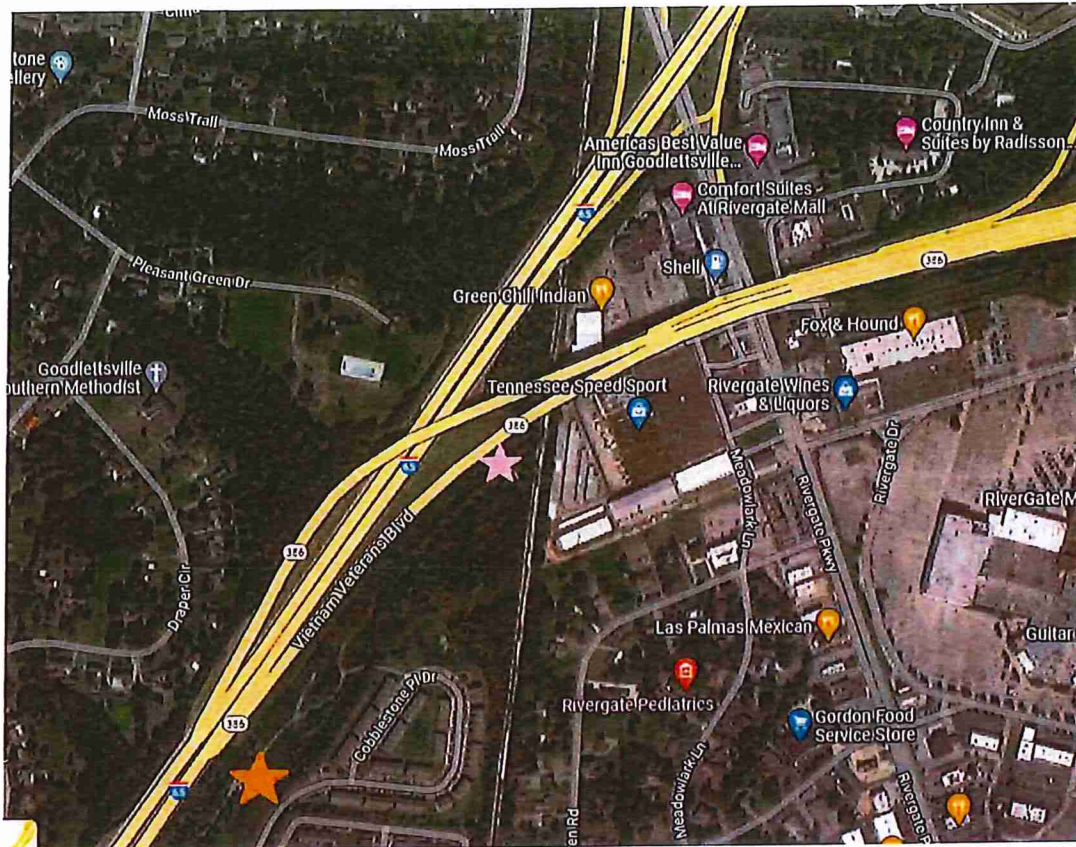
Fourth, the City has granted permission for the erection and maintenance of two other signs owned by competitors in the same vicinity as that it denied to Kenjoh. Those signs are depicted on attached Exhibit 3, and indicated as orange and pink stars. If competitor's signs have been authorized in much more prominent locations, Kenjoh's more modest request to erect a smaller, shorter, and single face sign on railroad right of way ought to be granted.

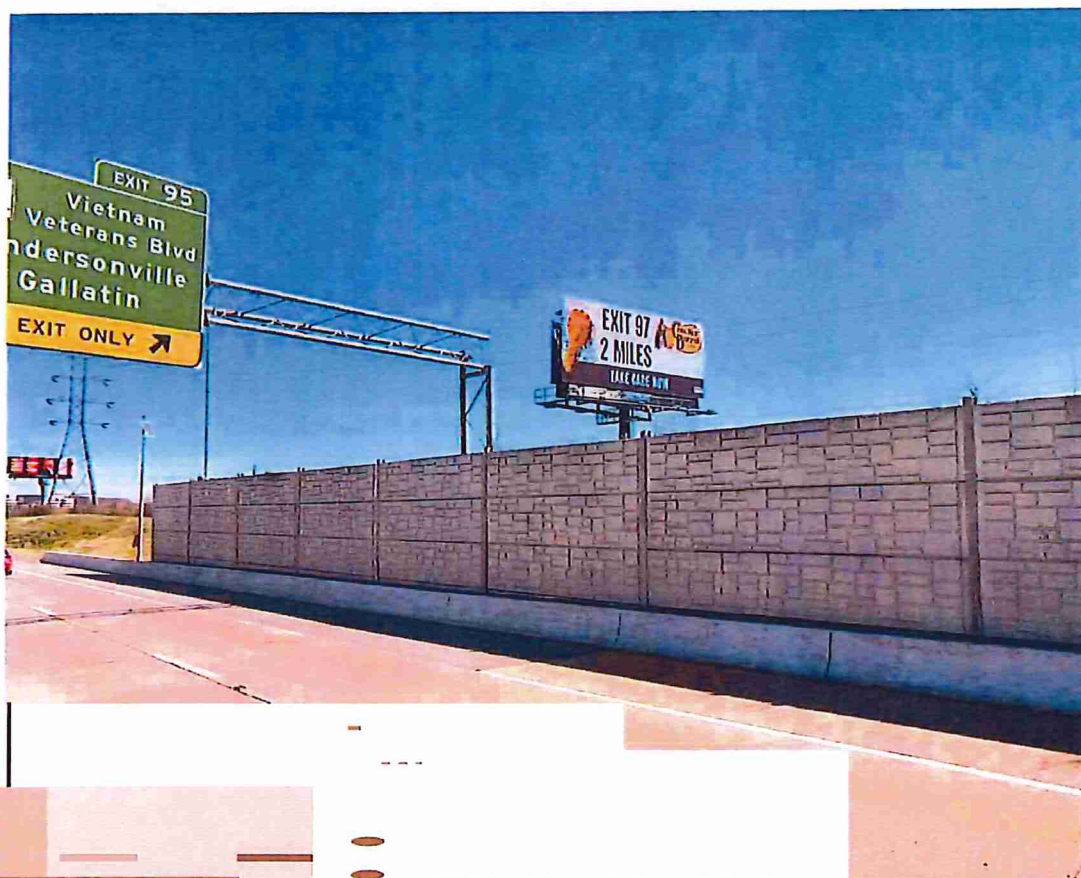
Finally, the site and sign proposed by Kenjoh is in full compliance with the regulations imposed by the Tennessee Department of Transportation ("TDOT"). Upon the grant of the corresponding permission from Goodlettsville, Kenjoh will secure the TDOT permit. Indeed, Kenjoh will condition the City's issuance of permission on this appeal upon the eventual grant of the permit from TDOT.

In short, Kenjoh's application is consistent with the legal requirements imposed by Goodlettsville's sign and zoning codes, and it is supported by the practical realities of surrounding land uses and competition. Therefore, Kenjoh respectfully requests that the May 3, 2022 denial of its application be overturned, and that it be granted the amended and reduced request for its permit.









Fee _____
Date _____
Sign District _____

Permit No. _____
Map _____
Parcel No. _____
Zoning _____
County _____

Application For Sign Permit

CITY OF GOODLETTSVILLE, TENNESSEE

JOB ADDRESS See attached - CSX rail property running N/S under I-65 at exit 96				OWNER	JOB ADDRESS	
1. OCCUPANT Kenjoh Outdoor Advertising, LLC						
2. OWNER CSX RAIL	MAIL ADDRESS 16 Scott Drive - Churchville PA	ZIP 18966	PHONE 215-357-3908			
3. CONTRACTOR	MAIL ADDRESS	PHONE	LICENSE NO.			
4. ARCHITECT OR DESIGNER Jon Odom - ProFab	MAIL ADDRESS 2332 Flatley Rd, Richmond IN 47374	PHONE 765-966-2896	LICENSE NO.			
5. WORDING						
6. TYPE ILLUMINATION (FLASHING PROHIBITED) Digital Off-premise billboard		TYPE PERMANENT SIGN Digital Off-premise billboard				TEMPORARY
7. PROJECTING	WALL	SINGLE FACE	MARQUEE			
GROUND	POLE Yes	DOUBLE FACE Yes	OTHER			
8. ESTIMATE OF VALUATION OF WORK \$250,000		EXISTING SIGNS none				
APPROVAL	FOOTING	FINAL	ISSUED BY			
SPECIAL CONDITIONS						

WALL SIGN TOTAL SQ. FT. _____	
	NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK ON CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 3 MONTHS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT _____ DATE **3/30/22**
SIGNATURE OF OWNER (IF OWNER BUILDER) _____ DATE _____

FREESTANDING SIGN	
TOTAL SQ. FT. 227	
R.O.W. 10' MINIMUM	

Our location is within the interchange sign overlay on the zoning map attached

Based on the following ordinances and our distance from roadway providing direct access we feel we are allowed a 30% increase in sign area equal to 227.5sqft and a height of 100 feet

(b) The maximum display surface area for a pole sign shall be

one hundred seventy-five (175) square feet. *The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign area (not an increased sign height) for a high rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases. The Planning Commission shall review all requests for increased sign area subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage area from adjacent residential areas. A high rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a ten (10%) sign area increase in sign area, 300 feet -400 feet from roadway providing direct access may be permitted a twenty (20%) percent increase in sign area, and a sign exceeding 400 feet from the roadway providing direct access may be permitted a maximum thirty (30%) percent increase in sign area.*

(a) Signs installed under this section, the maximum height for

a pole sign shall be sixty feet (60') and the minimum height shall be forty

feet (40') and the pole sign is to be located between the back of the

primary building and the rear property line unless the property contains

site limitations that prevent the sign installation and if the sign location

would create limited sign visibility as determined during site plan review. *The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign height for a high rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases and the visibility of the sign height from the interstate and interstate ramps. High rise signs that are permitted to be reviewed for increased height shall include a majority portion of the sign area within fifty (50') feet of the interstate right-of-way. The Planning Commission shall review all requests for increased sign height subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage height from adjacent residential areas. A high rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a maximum height of seventy (70') feet sign height, 300 feet -400 feet from roadway providing direct access may be permitted a maximum sign height of eight (80') feet, 400 feet-600 feet from the roadway providing direct access may be permitted a maximum ninety (90') feet height, over 600 feet may be permitted a maximum sign height of one hundred (100') feet.*



500 Water Street
12th Floor
Jacksonville, FL 32202
(904) 279-3826

Karen P. Clarke
Real Estate Analyst - Leasing

November 3, 2021

Mr. John Kirirah
Kenjoh Outdoor Advertising, LLC
2801 E. Camelback Road
Suite 450
Phoenix, AZ 85016

Dear Kirirah;

This Letter Agreement shall serve as authorization for Kenjoh Outdoor Advertising, LLC ("Kenjoh Outdoor") or any party acting on their behalf to apply for any, and all local and state permits necessary to construct a signboard on CSX Transportation, Inc. ("CSXT") property or properties as identified on Exhibit A and shown on Exhibit A1 (the "Site(s)").

In consideration for this Letter Agreement, Kenjoh Outdoor shall pay to CSXT a one-time fee in the amount of ONE THOUSAND AND 00/100 U.S. DOLLARS (\$1,000.00) for each location identified on Exhibit A, plus any applicable sales or rental tax thereon, upon the full execution of this Letter Agreement (Effective Date). Commencing on the Effective Date, the Site(s) shall be secured for a period of two years.

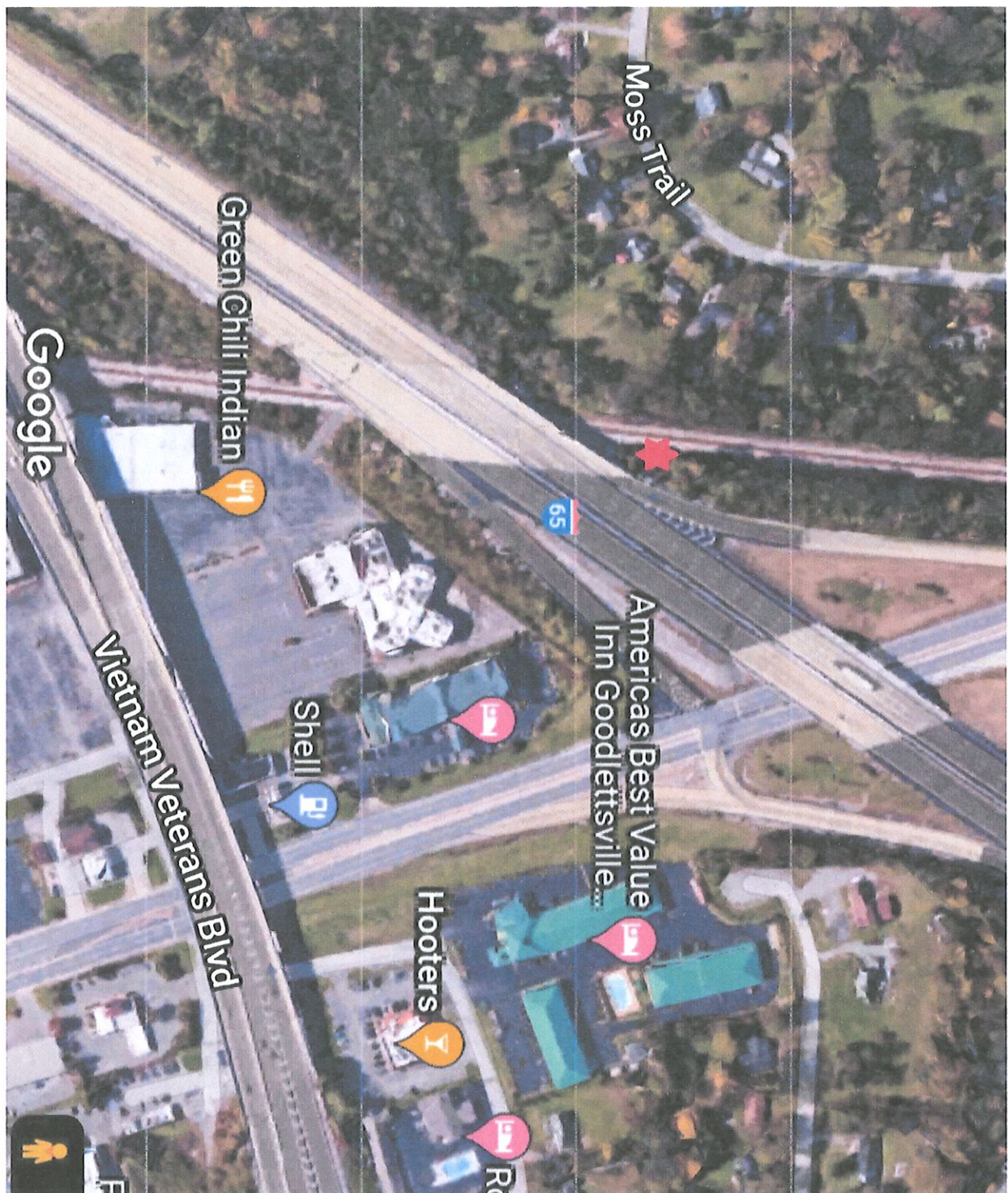
Upon receipt of the required permits for a Site(s), Kenjoh Outdoor shall enter into the CSX's standard form License Agreement, attached hereto as Exhibit B.

If you have any questions relative to this correspondence please do not hesitate to contact us at the number listed above.

Sincerely,

Karen P. Clarke

EXHIBIT A
(Site Location Maps and Aerials)



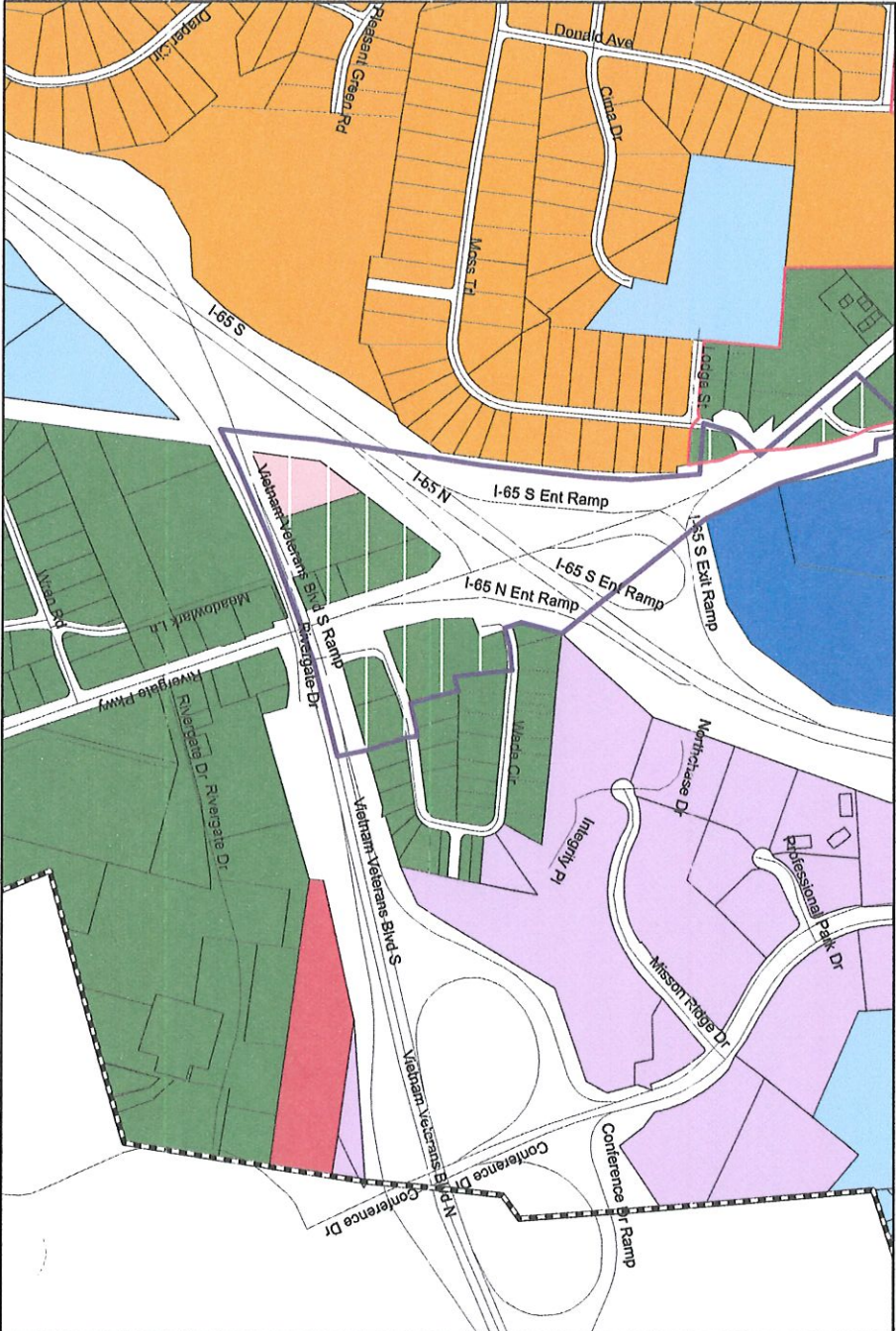


Legend

-  City Limits
-  CCO
-  INT OVERLAY
-  Zoning Line
- Parcels**
- Zone**
-  CC
-  CG
-  CPUD
-  CPUDL
-  CS
-  CSL
-  IG
-  IR
-  HDRPUD
-  LDRPUD
-  MDRPUD
-  R10
-  R15
-  R25
-  R40
-  R7
-  ROPUD
-  A
-  GOPUD
-  OP

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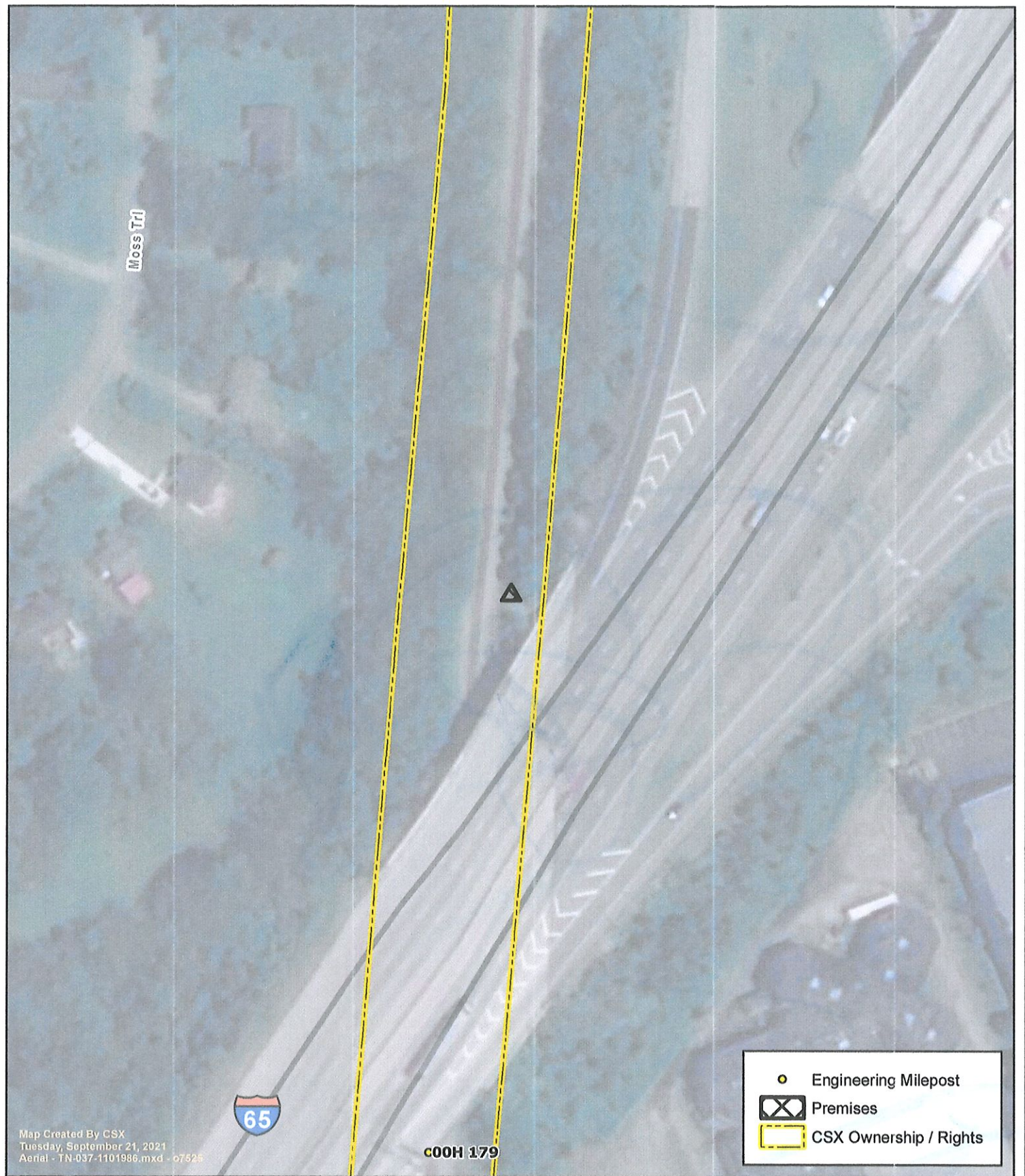
Continued on Page 21



Continued on Page 32

Continued on Page 23





I 65 (1602)
SITE: TN-037-1101986
DAVIDSON COUNTY - GOODLETTSVILLE, TN
S - NASHVILLE - HENDERSON
MILEPOST: 00H 179.08



Department of Planning and Codes/Building Safety

April 8, 2022

Kenjoh Outdoor Advertising, LLC

The sign permit application dated 3-30-2022 received on April 1, 2022 for a pole sign on CSX right-of-way/property adjacent to I-65 at proposed sign height of 100' in height and 227 sq. ft is currently being reviewed regarding if the sign ordinance section is applicable to right-of-way property since the sign is proposed with no relation to a primary building on the property and on rail road right-of-way property. Per the City of Goodlettsville Zoning Ordinance Sections 14-305 (2)(a) and 14-305 (2)(b) (Ordinance 20-971- June 11, 2020/ Ordinance 21-991-April 8, 2021) the City's Planning Commission review is required for the proposed sign. The Planning Commission review is scheduled for Monday May 2, 2022 at 5 pm at Goodlettsville City Hall at 105 S. Main Street.

The requirements of this notice may be appealed to the City of Goodlettsville Board of Zoning and Sign Appeals by submitting a written request within thirty (30) days of the receipt of this letter. The City's Zoning Ordinance and appeal application and meeting and submittal dates can be reviewed and submitted on the City's Website at www.goodlettsville.gov. You can request a copy of the application and meeting information and submit by emailing me at amccormick@goodlettsville.gov or coming into office.

Addam McCormick
Goodlettsville Planning

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS
GOODLETTSVILLE CITY HALL – 105 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072

APPLICATION FOR A ZONING ORDINANCE ADMINISTRATIVE APPEAL

Applicant Richard C Sheppard

Owner Sam

Address 1034 Williamson Rd
1032 Williamson Rd

Parcel No. 141 006.00 000

Based on the powers and jurisdiction of the Goodlettsville Board of Zoning Appeals as set forth in Title 14, Section 14-213(7) of the Municipal Code, an appeal of a zoning administration order:

The undersigned agrees to appear at the public hearing for the request.

Richard C Sheppard
Owner Signature (if Different from Applicant)

Richard C Sheppard
Print Name of Owner/Applicant

Richard C Sheppard
Applicant (Signature)

1034
Address

1034 Williamson Rd

City ST Zip

Goodlettsville TN 37072

Phone (Daytime)

615 415 0465

E-Mail Address

TheWatchbear@aol.com

1. ATTACH ALL REQUIRED PLANS AND SUPPORTING DOCUMENTS.
2. THE APPLICANT WILL BE NOTIFIED OF THE APPEALS BOARD MEETING DATE. Meetings will be the first Tuesday of the Month at 5 pm in the City of Goodlettsville City Hall – Massie Chambers at 105 S. Main Street at 5 pm. Any holiday conflicts will be discussed.



Department of Planning and Codes/Building Safety

May 2, 2022

Sonda Gayle Sharpe
1034 Williamson Road
Goodlettsville TN 37072

RE: Zoning Ordinance Violation Complaint at 1032 Williamson Road– Sumner County Tax Map/Parcel# 141 006.00- Agricultural –Zoning.

The City of Goodlettsville has received a complaint about a small-scale commercial campground including rental RV parking use being operated at the above referenced property. The City of Goodlettsville Zoning Ordinance Section 14-205 (3) Residential District Regulations, including the Agricultural Zoning District, defines the permitted principal, accessory, and prohibited uses in the Agricultural zoning district. A transient use per the City of Goodlettsville Zoning Ordinance includes rental occupancies for less than a continuous thirty (30) day period. The operation of campground, RV rental parking, and transient uses at the above referenced property that is zoned Agricultural is a violation of the City's Zoning Ordinance since the campground, RV rental parking, and transient uses are not permitted uses in the Agricultural zoning district. The City requests the campground, RV rental parking, and transient uses to stop within thirty (30) days of the receipt of this letter. Failure to comply will require the issuance of a City court citation which may result in fines of fifty (\$ 50) dollars per violation.

All zoning ordinance administration orders may be appealed to the City of Goodlettsville Board of Zoning and Signs Appeals. The appeal must be filed within thirty (30) days of the receipt of this letter. Contact the Planning and Development Services Department at (615) 851-3741 regarding the appeal process.

The City of Goodlettsville Municipal Code and Zoning Ordinance is available on-line at www.goodlettsville.gov. Zoning Map and Zoning Ordinance information per September 9, 2022.

Sincerely,

Addam McCormick
City of Goodlettsville Planning and Community Development Department

Referenced Goodlettsville Zoning Ordinance Referenced Sections (*Effective 9-9-2022*)

14-201 (3)

(kkkk) "Transient" any person who exercises occupancy or is entitled to occupancy of any rooms, lodgings or accommodations for a period of less than thirty (30) continuous days.

14-205 (3)

(3) Use and structure provisions. The uses and structures indicated herein may be permitted within the various residential districts only in the manner and subject to any specific design criteria that apply.

(a) Uses permitted:

(i) Principal permitted uses. Principal permitted uses for all residential districts are listed in Table I, the land use activity matrix, as presented in Appendix A.

14-42

(ii) Permitted accessory uses. In addition to the principal permitted uses, each activity type may include accessory activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot.

These include:

- (A) Private garages and parking areas;
- (B) Recreation facilities exclusively for the use of the residents;
- (C) Home occupations as defined and subject to further regulations contained in § 14-208(1)(o);
- (D) Signs in compliance with the regulations set forth in the Goodlettsville Sign Ordinance;
- (E) Within the a districts, private barns, stables,

sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed.

Chicken coops shall be located at least one hundred feet (100') from any neighboring dwelling and shall be no more than one hundred (100) square feet in size.

(b) Conditional uses. Conditional uses permitted for consideration of the board of zoning appeals are listed in Table I.

(c) Prohibited uses. Any use or structure not specifically permitted by right or conditional use as presented in Table I is prohibited.

APPENDIX A

P- PERMITTED USE
N- NOT A PERMITTED USE
C- PERMITTED ONLY BY CONDITIONAL USE

TABLE I

LAND USE ACTIVITY MATRIX
ZONING DISTRICTS

ACTIVITY	LDR MDR HDR										CP CPL GO RO									
	A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	INT	****	PUD	IR	IG		
PERMANENT RESIDENTIAL																				
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	N
Dwelling, two-family detached	N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
Dwelling, semi-detached	N	N	N	N	P	P	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
SEMI PERMANENT RESIDENTIAL																				
COMMUNITY FACILITY ACTIVITIES																				
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	N	P	P	P	P	P
Community Assembly	N	N	N	N	N	N	P	P	P	N	C	P	P	P	C	N	P	P	P	P
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	P	P	N	N
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	P	N	N
Essential Services	C	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P	P	P
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	C
Health Care	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P	N	N
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	N	N	N	N	N	C
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P	C
Religious Facilities	C	C	C	C	C	C	N	N	N	N	P	P	C	N	N	C	N	N	N	C
COMMERCIAL ACTIVITIES																				
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	P
Automotive Parking	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	P	P	P
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N	P
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P	P	P
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Convenience Commercial	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	****	P	P	P	P
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	P	N	N	N
Financial, Consultative, & Administrative	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	N
Food & Beverage Services	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N	P
General Business & Communication Service	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	N	P
General Personal Services	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N
General Retail Trade	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N	N
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P
Undertaking Services	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	N	P
Tourist Oriented Limited Manufacturing*****	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N	C
MANUFACTURING ACTIVITIES																				
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
High Technology Manufacturing, Assembly, Processing	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																				
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

*Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use

***May be considered only when the PUD contains 200 dwelling units or more.

**** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to convenience market in relation to a fuel and service station.

***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784

*****Convenience Commercial- Automated Car Wash permitted only in CPUD, Commercial Planned Unit Development per Ordinance#21-1019

INFORMATION EFFECTIVE ON DECEMBER 14, 2021 Check for any Zoning Ordinance Amendments or Updates after this date.