

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: June 1 , 2021

Time: 5:00 P.M.

Place: Goodlettsville City Hall Massie Chambers

Members Present: Chairman Mark Writesman, Vice-Chairman Cisco Gilmore, Brian Rager

Absent: Mike Broadwell, Jay Philpot

Also Present: Addam McCormick-Planning Director, Russell Freeman-City Attorney

Chairman Writesman called the meeting to order at 5:00 pm and declared a quorum. Staff stated no changes to the agenda. Rager made a motion to approve the minutes of the May 4 , 2021 Board of Zoning and Sign Appeals meeting as written, Gilmore seconded the motion. The motion was approved unanimously.

Item#1 **Somrath Chhun:** Request front setback variance for an accessory detached building located in a front yard of the corner lot property at 301 Melissa Drive. The 0.27-acre property is referenced as Davidson County Tax Map/Parcel# 03409004700 and is zoned R-15, Medium Density Residential. Zoning Ordinance Section: 14-208 (Q)(ii)(C)

Staff Discussion Items:

Staff received a call from a city employee about a 600 sq. ft. carport accessory building being built in the front yard of the 310 Melissa Drive property. No permits were obtained for the building. A zoning ordinance violation notice was sent on March 23, 2021. The applicant has requested an administrative appeal to the notice for an accessory building setback variance. The applicant discussed they attempted to obtain a permit by stopping at the City's Planning and Codes office but the office was closed due to COVID protocol and they attempted to call. City staff did experience phone issues for a short period including not being able to receive phone messages. The variance is based on the limited availability for additional buildings on the property due to the location of the house and the dimension of the corner lot with two front building setbacks. The north side of the property fronting Monticello Avenue contains an existing eighty (80) sq. ft. accessory building. Staff reviewed other locations on the property for an additional area accessory building for a similar carport structure including vehicle access. The location of the house on property would not permit an accessory behind the house. The north side of the property along Monticello Avenue including the eighty (80) sq. ft. accessory building contains a drainage area collecting drainage flow from multiple directions and an additional driveway in the area could create a drainage issue without reconstruction of the drainage facilities in the area. The existing driveway could be extended in front of the house to

permit access to the north side of the property but that would result in a driveway and yard appearance out of character with the other properties in the area. The 600 sq. ft. garage carport is ten (10') feet from the existing house and five (5') feet from the front property line along Melissa Drive.

Staff recommendation presented:

Per the Zoning Ordinance Section 14-213. (8)(c) Items (i) and (vii) the variance with the conditions listed below would provide a reasonable use of the property due to the narrow corner lot dimensions including two (2) front building setback requirements (along both Melissa Drive and Monticello Avenue), the house location on the property limiting any additional accessory building behind the house, and the drainage area along Monticello Avenue limiting access to the north side of the property to relocate the carport type structure.

- Minimum twenty (20') feet front setback along Melissa Drive and the altered carport can be extended to the house or include a three (3') feet minimum separation from the house per the City's International Residential Code to be considered a separate building
- If the revised building sq. ft. after the alteration exceeds 375 sq. ft. then the roof to be painted to be a consistent color of the house roof color, and brick consistent with the house colors to be incorporated into the column and any exterior wall materials. If the revised building square footage after the alteration does not exceed 375 sq. ft., then no additional building materials requirements would apply
- Applicant to obtain City of Goodlettsville building permit and building variance alteration to be completed within 120 days

Public Hearing Opened:

Applicant: Somrath Chhun - 301 Melissa Drive

Requested to leave the carport/storage as is.

Writesman asked how long have you lived at this address

Chhun stated since September 2019

Writesman asked any other work at this address

Chhun stated remodeled the house and improved the driveway.

Public Hearing Closed- No one requested to speak per Chairman's offer for additional comments

Board Discussion Items:

Gilmore asked if there was a reason for the separation from house to structure

Chhun stated the separation is due to a door for a room separate from the house

Gilmore asked do you have a separate tenant that lives within the house

Chhun stated yes

Gilmore asked McCormick if he knew the measurement from corner to the neighbor's house

McCormick stated no roughly 10 ft. range from property line

McCormick asked Chhun if the property line was at the tree

Chhun stated they share the tree on the property line

Rager asked Chhun if he said there was a door in the existing building

Chhun stated yes because of the carport you can't see it, but it enters into the room

Rager asked if you attached the carport to the house could the door be relocated

Chhun stated no he can't relocate the door

Freeman asked McCormick to remain detached you would have to have a 3 ft. situation would this create any other compliance issues of how wide the accessory door in the area of the home needs to be

McCormick stated yes, the door would need to be 4 ft. and have open full swing you would not want to restrict that

Gilmore asked McCormick your recommending 20 ft. front setback

McCormick stated there are other similar carports in the area

Gilmore stated he noticed carports across the street and on Monticello Ave, but they are attached, and we are to look at these applicants separate

McCormick stated you still want to preserve the area another option would be to put a driveway in front of the house and put the carport on the other side that would be out of character

Motion:

Gilmore made the motion to deny based on the building creating a hardship for the property behind blocking their view due to distance in front of adjacent home. Rager seconded the motion. Motion passed unanimously 3-0.

Item#2 **Rivergate Church of Christ/ Joslin & Son Signs:** Request setback variance for proposed digital signage on the existing sign structure due to the location of the sign from a residential zoning district at 201 Alta Loma Drive. The 4.86-acre property is referenced as Davidson County Tax Map/Parcel# 03405009200 and is zoned CSL, Commercial Services Limited. Zoning Ordinance Section: 14-305(1)(c)(v)

Staff Discussion Items:

The requested variance is to permit the existing pole sign on the property to be altered to include a digital changeable copy board on a portion of the sign within one hundred feet (100') of a residential zoning district. The existing sign is located roughly ninety (90') feet from the residential property lines across both Gleaves Street and Alta Loma Drive. The intersection area includes properties zoned Metro Davidson County Zoning Districts- R6, Medium Density Residential and CPUD- Home Depot Site. The sign is located at an angle to the intersection of Gleaves Street and Alta Loma Drive. The request is to keep the existing sign foundation and electric service instead of relocating the existing sign to meet the minimum one hundred feet (100') separation requirement. The digital changeable copy board is a permitted type of sign on the property, which is zoned CSL, Commercial Services Limited.

Staff recommendation presented:

Per the Zoning Ordinance Section 14-308 (7)(b) Item (v) the variance with the condition for the digital message board lighting intensity to be programmed to be decreased in intensity from dusk to dawn would not be detrimental or injurious to the adjacent properties due to the angle of the sign from the adjacent intersection and since the sign is located across the roadways and intersection from both residential zoning districts, and the limited relocation that would be required to meet the one hundred (100') feet would not provide a significant difference in visibility to the adjacent residential properties.

Public Hearing Opened:

Applicant: Louis Kuykendall, Elder 201 Alta Loma Rd.

Kuykendall stated they have been in the building since 1988. The sign was there and already has some amount of light. They do a tremendous amount of outreach events in the community and each time an event is happening they have to physically place banners out by the roads to let people know when the event is happening. This will be a better option for the Church to communicate with the community.

Writesman asked McCormick if there was an issue with the size of the sign, they are going back with

McCormick stated it is zoned commercial and within regulation and approximately 40 ft. from roadway.

Writesman asked Kuykendall if they will dim lights

Kuykendall stated it is programmable and should be a practical function of the sign

Freeman asked Kuykendall will the angle of the new sign be the same as the old sign

Kuykendall stated it points at the intersection. The idea is when people stop at that intersection, they see the sign regardless of what street they are on.

Public Hearing Closed- No one else requested to speak per Chairman's offer for additional comments

Board Discussion Items:

Rager concern would be the brightness of the light and to make sure they did not stay bright and maintain dimming at night.

Technical Elder Randy Fuqua stated will comply with lighting brightness

Motion:

Gilmore made the motion to approve. Rager seconded the motion. Freeman asked if approved subject to the stipulation lighting intensity from dusk to dawn. Gilmore re-stated the motion to approve subject to the stipulation reduced digital board lighting intensity from dusk to dawn. Rager seconded the motion. Motion passed unanimously 3-0.

Adjournment:

Rager made the motion to adjourn, seconded by Gilmore. Motion passed unanimously. Meeting adjourned at 5:34 pm

Mark Writesman, Chairman

Sharon Reed, Planning Assistant