

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

November 1, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman, Cisco Gilmore, Jimmy D. Anderson, Stuart Huffman, Brian Rager

Absent: Mark Writesman

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

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

Staff discussed the other two (2) items previously were withdrawn including sign along I-65 and Hasty Drive detached garage. Staff discussed the Hasty Drive request was withdrawn since owner requested to do an attached garage instead. Staff discussed working with owners on bridge design and have not seen revised site layout yet for building location and drainage and City's Storm Water provisions if over 10,000 sq.ft. of site alteration would apply with house and lot clearing construction.

Approval of October 4, 2022 Meeting Minutes: Huffman made a motion to approve the minutes of the October 4, 2022 meeting, Rager seconded the motion. Motion was approved.

AGENDA

Item #1 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 Discussion:

- 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 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.
- Staff would recommend denial of the administrative appeal based on the violation notice and the transient use of the property

Applicant: Richard Sheppard – 1034 Williamson Road

- States he finds himself in a violation of a zoning ordinance with the City of Goodlettsville.
- Currently the property is zoned Agricultural.
- States he was not aware he needed to have it changed to operate this non-profit camping area for seniors and retirees.
- States he is a member of the Boondockers organization listed in the US and Canada.
- States they provide no facilities, and no exchange of money.
- States it is a privilege he has to provide a place for people to spend the night when they are on the road and in need of a safe place to stay.
- States he wants to be in accordance with the City of Goodlettsville and zoning regulations therefore, requests Map/Parcel # 141 006.00 zoned Agricultural be zoned Small Commercial.

Public Hearing Opened: No one requested to speak.

Public Hearing Closed

Board Discussion:

- McCormick states this is an administrative appeal of the Zoning Ordinance violation notice. Mr. Sheppard mentioned property re-zoning, the request would go before the Planning Commission and City Commission.
- McCormick states tonight we are reviewing if the violation notice is correct based on Mr. Sheppard's presentation tonight.
- Rager asked if it is just overnight parking?
- McCormick responded that is his understanding because there are no services provided, no sewer or electricity and has not seen the same RVS for multiple days.
- Rager questioned they park on the property rather than pull into a gas station, Wal-mart parking lot or campground?
- Freeman states this clearly falls under the "Transient" occupancy of an Agricultural residential zoned area and cannot be allowed for less than thirty (30) days.
- Freeman discussed if they are parking on the grass that is a violation of the City Ordinance.
- McCormick responded the last time he checked they are parking in the grass on the front portion of the property.
- Freeman discussed the "Transient" use of the property and consideration of parking on the property and how consideration is measured.
- Gilmore discussed "Transient" use and short-term rentals.
- McCormick responded short term rentals are not allowed in a residential district and a bed and breakfast use is limited in residential areas but the use of the property would be different since not associated with a dwelling unit
- McCormick discussed this is functioning as a Transient and not short-term rental because no building facilities.
- McCormick discussed the zoning violation notice based on Transient use of the property.
- Gilmore stated this Board cannot change the zoning.
- Freeman discussed "Transient" occupancy and use of property
- McCormick referenced Zoning Ordinance 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.
- Huffman states it is clearly a violation and would need to go through the process to re-zone.

Motion: Huffman made a motion to deny the appeal, seconded by Anderson. The motion passed unanimously.

McCormick mentioned he sent the members an email regarding the annual training for the Planning Commission and Board of Zoning and Appeals will be virtual training on November 18th, 2022.

With no further business, Anderson made the motion to adjourn, seconded by Rager

The meeting adjourned at 5:15 pm.

Cisco Gilmore, Chairman

Sharon Reed, Planning Assistant