



Board of Zoning and Sign Appeals

April 2, 2024

5:00 PM

City Hall - Massie Chambers

Agenda:

1 Approval of Meeting Minutes

1. Approval of March 5, 2024 Meeting Minutes

Agenda Items

2. Ronnie and Summer Yates, 615 Event Center: Requests conditional use approval for an entertainment and amusement services use (event center) at 458 Moss Trail. The 0.67-acre property is located at the corner of Moss Trail and Rivergate Parkway and is zoned CSL, Commercial Services Limited/ CCO, Commercial Code Overlay. The City is currently reviewing the removal of the INT, Interchange Overlay District from the property. The property is referenced as Davidson County Tax Map/Parcel# 02609003800. Property Owner- Jessy James
3. UNIQUE OMEGA, LLC, Property Owner and Arnold Consulting Engineering Services, Inc requests an amendment to the March 5, 2019 front building setback variance granted for the property located at 320 Cartwright Street. The variance is to amend the front setback variance on East Cedar Street from twenty (20') feet to fifteen (15') feet. The 2.14-acre property is located at the corner of East Cedar Street and Cartwright Street and is zoned CS, Commercial Services. The property is referenced as Davidson County Tax Map/Parcel# 01913010300

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

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 – 615-851-2200 – Fax 615-851-2212

www.goodlettsville.gov

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

March 5, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Stuart Huffman, Larry Jones, Brian Rager and Mark Writesman.

Absent: Jimmy D. Anderson

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

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

Approval of November 1, 2022 Meeting Minutes: Huffman made a motion to approve the minutes of the November 1, 2022 meeting, Writesman seconded the motion. Motion was approved.

Annual Chair and Vice-Chair Officer Election: Writesman made a motion to nominate Brian Rager for Chair. Huffman seconded the motion. Members voted to approve Brian Rager Chair of the Goodlettsville Board of Zoning and Sign Appeals.

Huffman made a motion to nominate Mark Writesman for Vice-Chair. Rager seconded the motion. Members voted to approve Mark Writesman Vice-Chair of the Goodlettsville Board of Zoning and Sign Appeals.

AGENDA

Item #1 Ryan Munding and Jill Gardner, Property Owners: Request a variance to permit a two (2) lot subdivision of the 3.05-acre property at 120 Connor Drive with property access provided an easement. The property contains a one family detached dwelling. The proposal is to subdivide the property for an additional lot and the construction of a one family detached dwelling unit. The property is zoned R25, Low Density Residential and is referenced as Davidson County Tax Map/Parcel# 02512001000. Zoning Ordinance Section 14-208 (1)(h)

Staff Discussion:

- The City's Zoning Ordinance permits one residential lot to be created with access provided by a fifty (50') feet access easement.
- The City's Zoning Ordinance requires lots to have a minimum of fifty (50') feet of public roadway frontage or private street frontage.
- The ordinance section to permit one lot to gain access by a fifty (50') feet access easement is to provide for a limited residential use and construction to prevent the number of residential lots and residential homes not accessed by a street
- The applicant is requesting to subdivide the existing 3.05-acre property.
- The property deed references the right of way agreement/access easement through the adjacent property at 118 Connor Drive. If the variance request is approved, the right of way agreement/access easement would need to be altered by both property owners and recorded to include a reference to the new lot and three (3) possible future property owners.
- All Board of Zoning and Appeals agenda items are to be reviewed based on specific property dimensions, location, etc.
- The Zoning Ordinance includes review criteria for variances. Any motion to approve or deny the request will need to include the variance review criteria used as the basis for the motion.
- The City's Subdivision Regulations include the same regulation so a Subdivision Regulation variance request was reviewed and approved by the Planning Commission at their March 4, 2024 meeting with two (2) stipulations.

- Stipulation- Existing access easement to be revised to reflect three (3) total properties instead of two (2) and define maintenance responsibility.
- Stipulation-Subdivision Plat to include easement for both lots.
- Motion Option- Motion to approve the variance request to permit the subdivision of the property based on the request meeting the Zoning Ordinance variance criteria due to the lot size and location of property and the variance permitting a reasonable use of the property per the R25 zoning district requirements or other variance criteria determined by the Board during the meeting.
- Motion Option- Motion to deny the variance request based on the request not meeting the Zoning Ordinance variance criteria as determined by the Board during the meeting.
- Motion Option- Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant: Ryan Munding and Jill Gardner – 120 Connor Drive

- Munding stated that his Mother-in-Law lives with them in the basement, and they want something better for her.
- Gardner stated that her mother is in her seventies (70's) retired, and she would like her to be in a house close to family.

Public Hearing Opened: No one requested to speak.

Public Hearing Closed

Board Discussion:

- McCormick discussed the property and lot location not in an established subdivision.
- Huffman discussed the subdivision regulations and easements that was reviewed by the Planning Commission on March 4, 2024.
- Huffman asked Munding if they have anything other than their word from the other owner?
- Munding states the other owner stated they hopes it works out, but he has nothing in writing.
- Huffman discussed the need to have the easements in writing.

Motion: Huffman made a motion to approve the variance request based on permitting reasonable use of the property with stipulation that the existing access easement to be revised to reflect three (3) total properties instead of two (2), seconded by Writesman. The motion passed.

With no further business, Writesman made the motion to adjourn, seconded by Huffman.

The meeting adjourned at 5:19 pm.

Brian Rager, Chairman

Sharon Reed, Planning Assistant

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

Tuesday April 2, 2024

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of March 5, 2024 Meeting Minutes

(PUBLIC HEARINGS)

- Item#1 Ronnie and Summer Yates, 615 Event Center: Requests conditional use approval for an entertainment and amusement services use (event center) at 458 Moss Trail. The 0.67-acre property is located at the corner of Moss Trail and Rivergate Parkway and is zoned CSL, Commercial Services Limited/ CCO, Commercial Code Overlay. The property is referenced as Davidson County Tax Map/Parcel# 02609003800. Property Owner- Jessy James
- Item#2 UNIQUE OMEGA, LLC, Property Owner and Arnold Consulting Engineering Services, Inc requests an amendment to the March 5, 2019 front building setback variance granted for the property located at 320 Cartwright Street. The variance is to amend the front setback variance on East Cedar Street from twenty (20') feet to fifteen (15') feet. The 2.14-acre property is located at the corner of East Cedar Street and Cartwright Street and is zoned CS, Commercial Services. The property is referenced as Davidson County Tax Map/Parcel# 01913010300

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

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City of Goodlettsville
Board of Zoning and Sign Appeals
STAFF REPORT
Tuesday April 2, 2024 5:00 PM

Item#1 **Ronnie and Summer Yates, 615 Event Center:** Requests conditional use approval for an entertainment and amusement services use (event center) at 458 Moss Trail. The 0.67-acre property is located at the corner of Moss Trail and Rivergate Parkway and is zoned CSL, Commercial Services Limited/ CCO, Commercial Code Overlay. The City is currently reviewing the removal of the INT, Interchange Overlay zoning district. The property is referenced as Davidson County Tax Map/Parcel# 02609003800. Property Owner- Jessy James

STAFF NOTES:

The Board of Zoning and Sign Appeals review is subject to the Goodlettsville City Commission on April 11th approving the second and final reading of a requested property rezoning removing the INT, Interchange Overlay from the property. Any motion to approve will need to be subject to the City Commission rezoning approval. If the conditional use application is approved by the Appeals Board but the rezoning is not approved by the City Commission, then the Appeals Board approval will be void. The INT overlay removal from the property would permit the uses defined by the CSL, Commercial Services Limited zoning district including conditional uses instead of the limited uses defined by the INT overlay. The Zoning Ordinance defines uses permitted in the zoning districts and the uses only permitted by conditional use review through the City’s Board of Zoning and Sign Appeals.

The City’s Zoning Ordinance Conditional Use section includes both general and specific review criteria. The defined specific conditional use review criteria would not apply based on the Zoning Ordinance section due to the proposed use in the CSL, Commercial Services Limited zoning district not being a batting cage/golf driving range. Per the Zoning Ordinance Conditional Use section, the Board can define reasonable restrictions on the conditional use application including restrictions to reduce or minimize the injurious effect of such conditional use and ensure compatibility with surrounding properties. Due to the available on-site parking including forty-two (42) spaces per prior parking lot striping per photo below, the Zoning Ordinance would permit a building occupancy of 105. During the meeting the applicant will need to present the proposed or possible events that could create noise issues, event space operating hours, and any proposed or possible events that would include outside components. The possible impacts on the adjacent area would primarily be any on-street or off-site overflow parking and noise associated with nighttime events due to the adjacent residential apartment and hotel use currently under construction. The Board would need to define any restrictions to the conditional use application with the meeting motion. Any proposed beer service with an event would require review and approval by the City’s Beer Board.

STAFF STIPULATIONS:

1. Approval motion would be subject to City Commission April 11th approval of property rezoning removing INT, Interchange Overlay
2. Building occupancy to be limited to 105 occupants by the Zoning Ordinance minimum parking requirement of forty (40%) percent occupancy based on forty-two (42) available on-site parking spaces. The occupancy limitation does not alter any building occupancy limits or building alteration requirements determined by the City's Fire Marshal based on available building exits or fire protection systems
3. Parking spaces to re-striped per photo below or other approved parking lot layout
4. Due to limited parking available on-site, no exterior events permitted

MOTION OPTIONS:

1. Motion to approve the conditional use request including staff stipulations and any additional stipulations meeting the conditional use general review criteria as determined by the Board during the meeting
2. Motion to deny the conditional use request based on the request not meeting the Zoning Ordinance conditional use general review criteria as determined by the Board during the meeting
3. Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting

***Staff recommendation to be provided during meeting**

Referenced Zoning Ordinance Sections:

14-202 (7)(i)

Entertainment and amusement services includes the provision of cultural, entertainment, educational and athletic services, other than those classified as community facility activities, to assembled groups of spectators or participants.

- (i) Art galleries (commercial)
- (ii) Batting and golf driving ranges
- (iii) Bowling alleys and billiard parlors
- (iv) Coin operated amusement arcades
- (v) Exhibition halls and auditoriums**
- (vi) Motion picture theaters (excluding adult entertainment as defined)
- (vii) Skating rinks
- (viii) Theaters - legitimate
- (ix) Theatrical producers, bands, orchestras and entertainers

14-213 (9)(c)

Requirements for conditional use permit. General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. **The board may impose such other conditions and restrictions upon the premises benefitted by a conditional use permit as may be necessary to comply with the provisions set out hereafter in this section in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this ordinance.** The board may establish expiration dates for the expiration of any conditional use permit as a condition of approval. A permit may not be transferred to another owner or type of use without a rehearing before the board.

- (d) General requirements. A conditional use permit shall only be granted provided the board makes specific findings that it:
- (i) Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
 - (ii) Will not adversely affect other property in the area in which it is located;
 - (iii) Is within the provisions of "conditional uses" as set forth in this ordinance; and
 - (iv) Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location and meets the specific standards below

14-213 (9)(f)(ii)

(ii) Special conditions for entertainment and amusement services.

(A) When entertainment and amusement services are proposed to be located in the CSL and OP districts, the following types of activities shall be excluded:

- (i) Batting and golf driving ranges.

14-208 (2)(d)

Exhibition halls, auditoriums 40 percent of capacity



Item#2 **UNIQUE OMEGA, LLC, Property Owner and Arnold Consulting Engineering Services, Inc:** Requests an amendment to the March 5, 2019 front building setback variance granted for the property located at 320 Cartwright Street. The variance is to amend the front setback variance on East Cedar Street from twenty (20') feet to fifteen (15') feet. The 2.14-acre property is located at the corner of East Cedar Street and Cartwright Street and is zoned CS, Commercial Services. The property is referenced as Davidson County Tax Map/Parcel# 01913010300

Variance Request Application:

Unique Omega is requesting a 5' Variance from the previously approved twenty (20') foot setback from East Cedar Street. This is a thirty-five (35') foot deviation from the fifty (50') foot setback required by the zoning ordinance. We are also requesting a six (6') foot reduction of the required ten (10') foot street yard to allow parking closer to the street. The variance requests are due to the required stream flood plain buffer zone that encroaches on the site.

STAFF NOTES:

The Board of Zoning and Sign Appeals at the March 5, 2019, meeting approved a setback variance to reduce the front setbacks along Cartwright Street and East Cedar from fifty (50') feet to twenty (20') feet. The revised variance request is due to site layout issues created incorporating the proposed hotel and parking spaces on the property with the FEMA (Federal Emergency Management Agency) designated floodway and floodplain and the TDEC, Tennessee Department of Environment and Conservation and the City's Storm Water Ordinance stream buffer requirements. Per the attached site plan layout, a corner of the building would be within the current twenty (20') feet front building setback per the March 5, 2019 variance. The reduced street yard area (between perimeter of parking lot and property line) is shown on

the attached site plan with five (5') feet on the majority of site. The site design includes additional open adjacent to the street yard area but within the public right of way. A section of street yard along the eight (8) parking spaces fronting East Cedar contains the most limited street yard planting area.

STAFF STIPULATION:

All landscaping in the proposed reduced front parking street yard to be installed on private property and off the public right of way.

MOTION OPTIONS:

1. Motion to approve the revised variance request with staff stipulation based on the request meeting the variance review criteria providing a reasonable use of the property due to the property limitations of the property being a corner lot with two (2) front building setbacks, stream buffer and FEMA flood way/flood plains determined by the Board during the meeting
2. Motion to deny the variance request based on the request not meeting the Zoning Ordinance variance review criteria as determined by the Board during the meeting
3. Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting

***Staff recommendation to be provided during meeting**

Referenced Zoning Ordinance Sections:

Appendix A, Table III

CS, Commercial Services Zoning District

Minimum front setback- Fifty (50') feet and sides and rear building setbacks ten (10') feet

14-208 (1) (j)

(j)Corner lots. The side yard setback requirements for corner lots shall be the same as the front setback requirements for the next adjacent lot fronting on the street that the side yard of the corner lot faces.

14-208 (5)(h) (iii)

A minimum open space area of ten feet shall be placed between any proposed paved area and the right-of-way of the public street providing frontage to the site. If the required open space contains any drainage, utility or access easement, an additional five feet of open space shall be provided..

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

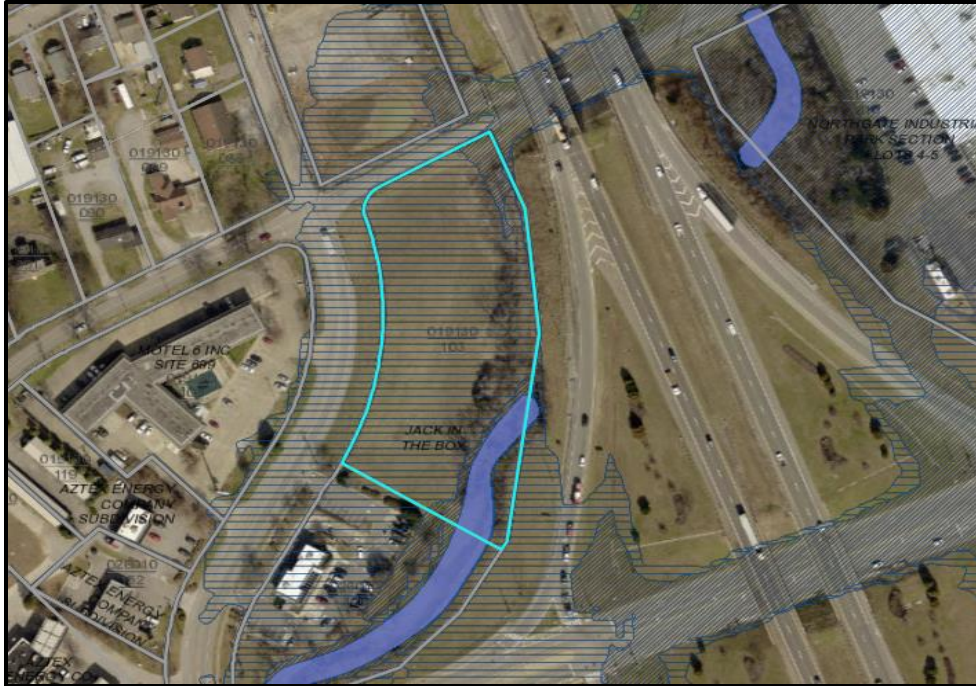
supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

(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

(iii)



Public Hearing Information:

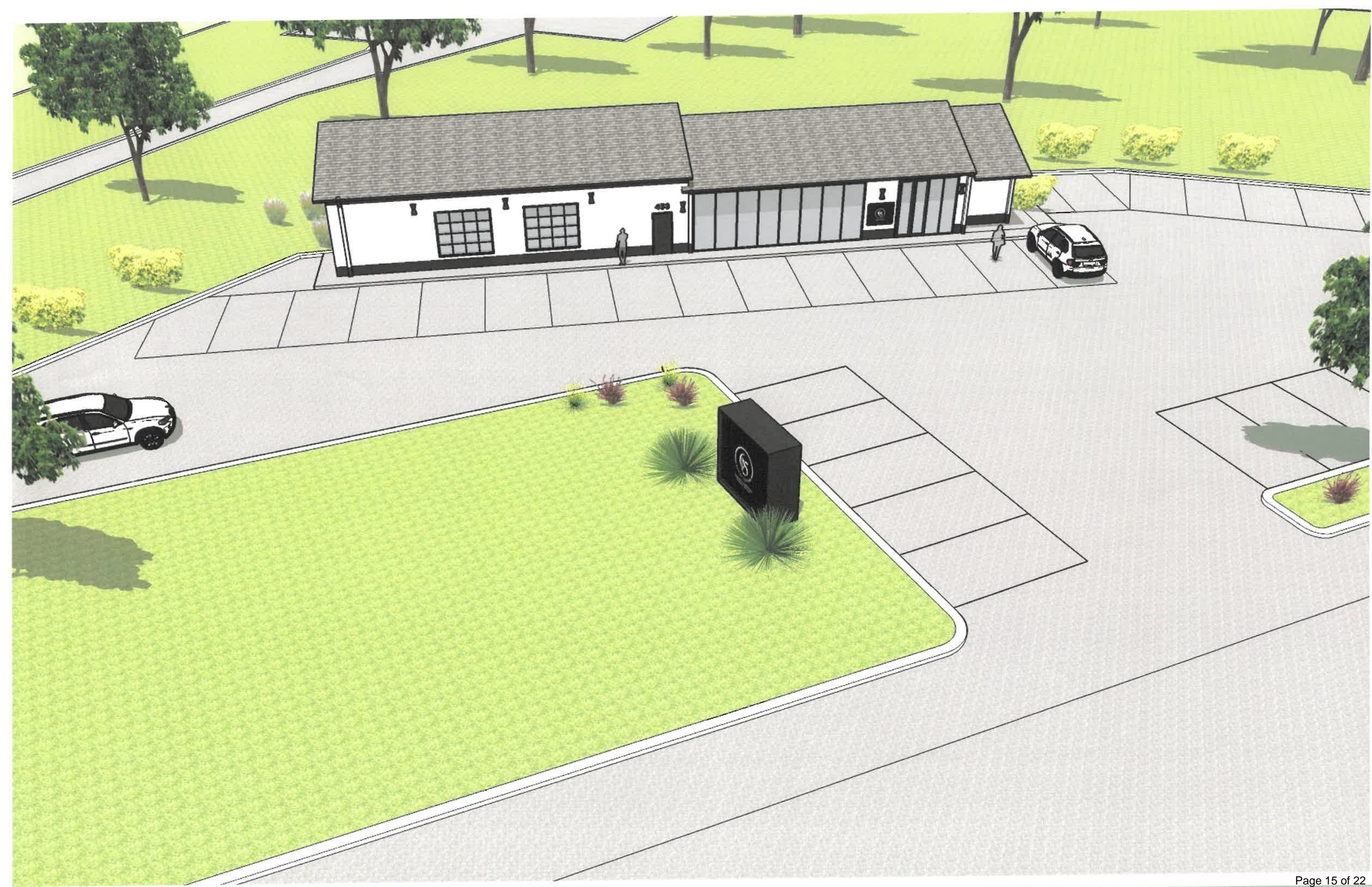
Public Hearing Notice Advertisement- *Nashville Ledger* March 15, 2024

Public Hearing Mailed Notice: Adjacent Property Letters sent March 13, 2024

Public Hearing Signs Installed: March 19, 2024









WHERE NASHVILLE
MEMORIES ARE MADE

Greetings,

We are Ronnie and Sumer Yates, we are the owners of M.C. Home Experience Co. and 615 Event Center.

We are here to ask you for your blessing in lifting the Zoning Overlay at 458 Moss Trail so that we are able to fulfill a dream of opening an Event Space at this location. As residents of Goodlettsville, we want to be able to pour into the community with positive growth and reputation.

Being born and raised in Nashville, Ronnie has a long standing relationship with many parts of the city. He has played drums at The Temple Church for over 20 years following in his fathers foot steps. This has allowed him to develop a positive reputation in many areas of the community. This reputation helped him build a successful business beginning 7 years ago.

I began working with Ronnie in his business in 2020 after leaving my position as the Convention Service Manager at a hotel in downtown Nashville. In this position I booked, planned and coordinated all conventions and events for the hotel. In 2021, Ronnie made me a co-owner of M.C. Home Experience Co.

When we were married in December 2022 at The Estate at Cherokee Dock in Lebanon TN, I reignited my love with the event planning process from my hotel days. It was after our wedding that I infomed Ronnie that I wanted to open an event space as our next business endeavor. And like any amazing husband, he was fully on board. When we were planning our wedding, high end event spaces for smaller celebrations were hard to find. We found that our only options were either very grand and extremely expensive spaces or locations in strip malls. There was nothing in between.

615 Event Center will be a high end event space. Our goal is to take the concept of these smaller event spaces, and elevate our brand to stand out in this market. From weddings and baby showers to corporate events and business meetings, 615 Event Center will be where Nashville Memories Are Made.

With established relationships with many people in the community, and our already stellar word of mouth reputation, those we have already told about our hopes for this endeavor are already asking when they can book the space.

Our reputation for honesty and integrity in our work has allowed us to create very successful and positive business built on word of mouth, and we plan to use this reputation to build 615 Event Center as a highly sought after event space in Davidson County.

Best Regards,

Sumer Yates

Co-Owner 615 Event Center

www.615events.com

AMENITIES THAT SET US APART

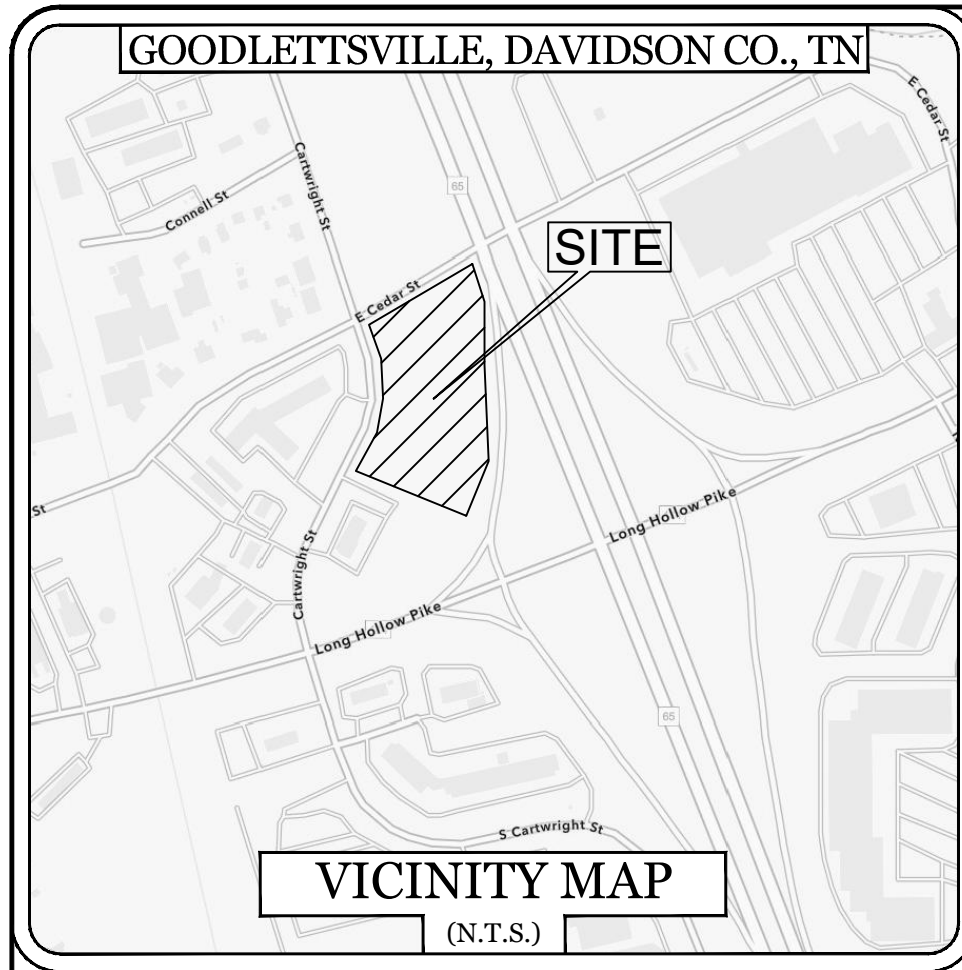
- Exclusive parking lot
 - High end design
 - 3100 Sq Ft.
 - Lots of natural light
 - His and hers restrooms
- Prep Station for Pre Cooked Catering
 - Security options for hire
 - Top of the line rental options
 - Elite catering service options
- Established relationships and reputation in the community
 - Convenient interstate access
 - 15 minutes from downtown
 - Day time rental options
- Local hotel overflow options for events
- Owners with Convention Service and Event Planning Background
- Owners with Interior Design background



**WHERE NASHVILLE
MEMORIES ARE MADE**

We believe in quality over quantity, giving each client a lasting and memorable experience.

Our goal is not to be good at what we do, it's to be great at what we do, and in turn our clients and community will reap the benefits of our passion.



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PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

UNIQUE OMEGA, LLC
1516 HAMPTON ST
NASHVILLE, TN 37207
PARCEL SALE INSTRUMENT
DB-20170801 0077942
PL-20010202 0010350

BENCHMARK DATA:

BENCHMARK 1
1" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725939.89
E: 1760402.00
ELEV: 438.05

BENCHMARK 2
1" IRON PIN WITH 1 1/2" PLASTIC CAP
STAMPED "MICHAEL BRADY INC"
N: 725518.45
E: 1760215.53
ELEV: 440.22



FLOODPLAIN INFORMATION

A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR DAVIDSON COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47037C0129J, WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2022.



GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

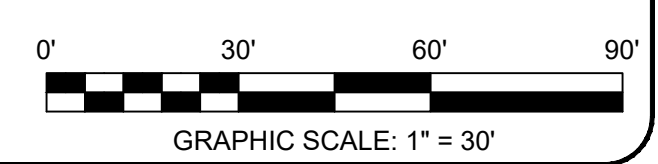
***NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.**

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	CS - COMMERCIAL SERVICES COMMERCIAL CORE OVERLAY	CS - COMMERCIAL SERVICES COMMERCIAL CORE OVERLAY
PROPOSED USE	CURRENTLY VACANT	HOTEL
TOTAL SITE AREA	MIN. 0.2296 +/- AC. MIN. 10,000 +/- SQ. FT.	2.14 +/- AC. 93,140 +/- SQ. FT.
LOT COVERAGE (OVERALL SITE)	N/A	N/A
BUILDING SETBACKS	FRONT 50' (N. CARTWRIGHT ST.) SIDE 15' (SOUTH) REAR 10' (EAST) ST. SIDE 50' (E. CEDAR ST.)	FRONT 53.6' (N. CARTWRIGHT ST.) SIDE 199.90' (SOUTH) REAR 11.7' (EAST) ST. SIDE 15.7' (E. CEDAR ST.)
TOTAL PARKING	1 SPACE PER ROOM PLUS 1 SPACE FOR EACH 2 EMPLOYEES 100 ROOMS PLUS 8 EMPLOYEES MAX SHIFT = 104 SPACES	100 SPACES PROVIDED 90 STANDARD SPACES 4 ADA SPACES 6 EV CHARGING SPACES
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	REQUIRED	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	PER CITY OF GOODLETTSVILLE TN	1 ACCESS FROM N. CARTWRIGHT ST.

BUILDING SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	MAX LOT COVERAGE BLDG. = 40% 37,256 S.F. MAX	15,430 S.F. +/-
BUILDING AREA	FAR = 1.0 = 93,140 S.F. MAX	61,786 S.F. +/-
BUILDING HEIGHT	MAX 4 STORIES	xx' (4 STORIES)
FLOOR AREA RATIO	1.0	61,786 SF/93,140 SF = 0.6634



REVISIONS

HOME 2 SUITES
320 CARTWRIGHT ST
GOODLETTSVILLE, TN 37072

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1336
BOWLING GREEN, KY 42101
PHONE (270) 750-9445

JOB NUMBER: 23-3197-L
DATE: 02-23-2024
SCALE: 1" = 30'
DRAWN: S. MCFARLAND
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY

PRELIMINARY
PLAN SET
NOT APPROVED
FOR CONSTRUCTION

C2
SITE
LAYOUT

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

Date: March 5, 2019

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

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

Absent: Chairman Mike Broadwell

Also Present: Rodney Joyner, Tim Ellis, Russell Freeman, Larry DiOrio, Rhonda Carson

Vice- Chairman Writesman called the meeting to order. Planning Director, Rodney Joyner stated there were no corrections or additions to the agenda. Vice-Chairman Writesman welcomed two new Board of Zoning and Sign Appeal members, Cisco Gilmore and Brian Rager.

Commissioner Young made a motion to approve the meeting minutes of the February 5, 2019 Board of Zoning and Sign Appeals. Cisco Gilmore seconded the motion. The motion passed unanimously 4-0.

Item #1 {PUBLIC HEARING}

For consideration, Unique Omega, LLC is requesting a variance from the Goodlettsville Zoning Ordinance, **Table III; Bulk Lot and Open Space Requirements; CS Zoning District; Front Minimum Setback Requirements;** Properties are referenced as Davidson County Parcel ID Nos. 01913010300, 01913009700, 01913007400 & 01913009800, containing at total of approx. 4.84 acres. With dual frontage lots, the request is to reduce the required 50-ft front building setback to a 20-ft front building setback. Property is located near the intersection of East Cedar Street and Cartwright Street.

Planning Director Rodney Joyner reviewed the request. The request is to reduce the required fifty (50) ft. front building setback to a twenty (20) ft. front building setback. Dean Patel with Unique Omega, LLC represented the request. Mr. Patel plans to build a hotel with a conference center on the vacant property at S. Cartwright and E. Cedar. He stated the goal for the site is to make the buildings compliment each other aesthetically. He stated the reduced building setback would be beneficial for the proposed catwalk from the hotel to the conference center, and will also provide additional parking for the front of the building. There were no additional comments or questions from the board members.

Vice-Chairman Writesman opened the Public Hearing. With no one wishing to speak on this item, Vice-Chairman Writesman closed the Public Hearing.

Based on discussion at this meeting, Commissioner Young made a motion to approve the variance of the front setback from fifty (50) ft. to twenty (20) ft. Mr. Brian Rager seconded the motion. The motion passed unanimously 4-0.

Other Business:

A. Upcoming Planning Training scheduled for Tuesday, May 7, 2019.

Mr. Joyner discussed the upcoming Planning Training which will be on Tuesday, May 7. The training will be presented by a Landscaping Architect from Ragan- Smith.

Discussion should include what goes into the design of a project such as landscaping, location of driveways, and site visibility.

Mr. Joyner discussed future plans for training regarding Historic Preservation Planning. City Attorney Russell Freeman asked if the Board of Zoning and Sign Appeal members are required to have training. Mr. Joyner clarified that they are required training by State Law because they are appointed by the Legislative Committee. Training on the Rules of Order are required by both the Planning Commission and the Board of Zoning and Sign Appeals.

Meeting Adjournment:

With no further business, the meeting adjourned at 5:13 P.M.

Mark Writesman, Vice- Chairman

Rhonda Carson, ECD Assistant