

## 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.**

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**Brian Rager, Chairman**

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**Sharon Reed, Planning Assistant**