

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

May 7, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Jimmy D. Anderson and Mark Writesman

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

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

Approval of April 2, 2024 Meeting Minutes: Huffman made a motion to approve the minutes of the April 2, 2024 meeting, Jones seconded the motion. Motion was approved.

AGENDA

Item #1 Josh and Melody Barnes, Property Owners: Request a variance for the location of an accessory building at 1060 Madison Creek Road. The 1.03-acre property is zoned R-40, Low Density Residential. The property is referenced as Sumner County Tax Map/Parcel# 140N A 46.00. Zoning Ordinance Section 14-208 (1)(C)(E).

Staff Discussion:

- Applicant's Request (Per On-Line Application)
- We are asking for a variance to build a garage in an area that is in front of our house. The garage size would be approximately 30 x40. We do not have road frontage and the placement of the garage would be at a lower elevation than our house.
- The City's Zoning Ordinance defines that accessory detached buildings are to be located beside or behind the principal structure (one family dwelling unit/house) in residential zoning districts.
- The property is accessed by an access easement through the Madison Creek Elementary/Sumner County School property.
- The property does not contain adjoining public street/right of way frontage.
- The variance request is based on the property location and lot dimensions and the front property line location in relation to the existing principal structure (house) on the property.
- The request is also based on the location of the proposed accessory building location relative to the adjacent properties that contain public roadway frontage.
- Staff presented the Zoning Ordinance Sections: 14-201 (3), 14-208 (1) (e), and 14-213 (8) (c).
- Stipulation- If the variance is approved by the Board of Zoning and Sign Appeals, the proposed building to be located outside of the easements in the section of the property subdivision plat.
- Motion Option-To approve the 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 conditions of the property location and dimensions without adjoining public roadway frontage.
- Motion Option-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.
- Motion Option-To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant: Josh Barnes-1060 Madison Creek Road

Public Hearing Opened: No one requested to speak.

Public Hearing: Closed

Board Discussion:

- Freeman discussed the location of the property easement.
- Huffman discussed the easement being outside the sewer easement.
- Barnes discussed the building plans for the accessory building to match the house completely.

Motion: Huffman made a motion to approve the variance request based on Zoning Ordinance Section 14-213 (8) (c) (vii) and with staff stipulation the building will be located outside the sewer/utility easements, seconded by Jones . The motion passed.

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

The meeting adjourned at 5:13 pm.

Brian Rager, Chairman

Sharon Reed, Planning Assistant