

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

**Date:** December 7, 2015

**Time:** 4:30 P.M.

**Place:** Massie Chambers- Goodlettsville City Hall

**Members Present:** Owen Sanders, William Carter, Commissioner Zach Young, Edgar Lowe

**Absent:** Chairman Tom Mosier

**Also Present:** Addam McCormick, Rhonda Carson

Owen Sanders called the meeting to order.

Commissioner Zach Young made a motion to approve the minutes of the June 4, 2015 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed unanimously 4-0.

**Case No. 15-12-607: John Cannon request conditional use approval for a principal residential dwelling unit in an OP, Office Professional Zoning District at 122 E. Cedar. Property is referenced as Davidson County Tax Map and Parcel 02601008500**

Staff reviewed. Mr. Addam McCormick reported to the Board that recently the City Commission approved an ordinance (ordinance 15-850). This recently adopted ordinance includes a principle dwelling unit conditional use provision in the OP (Office/Professional Zoning District). He explained that currently in the OP districts, a person can live there as long as they are an employee or owner of the business, but one could not just live in the dwelling without running a business at the site. Now that City Commission passed this ordinance (15-850) it will allow for a residential use not associated with a commercial business on the property. The ordinance was also set up to meet the review criteria for conditional use defined in the zoning ordinance. The Board of Zoning and Sign appeals has the ability to place additional and reasonable restrictions that meet the intent of the ordinance. Conditional use helps to minimize any negative effects the use can have to adjoining properties. Mr. McCormick explained that the City Commission established some guidelines that when a conditional use is requested, this Board can review. He also stated that if a conditional use is approved and granted, the Board can review and cancel if the property has multiple municipal code violations, such as high grass, inoperable vehicles, trash and debris on the property. This is to protect the commercial business around the area.

Mr. John Cannon represented the request. He addressed the Board and explained that he and his wife own the property at 122 East Cedar. The property has a cottage style house on it and was used for their law office. The law office is no longer in that location and the property has been

for sale for some time. Any potential buyers for the property have showed interest for only residential living and not for office space. He requested to the Board, conditional use approval based on the new ordinance 15-850. This conditional use approval would allow them to market the property residential and/or office space.

After discussion, Mr. Zach Young made a motion to grant the conditional use as part of the new language adopted in Ordinance 15-850. Commissioner Zach Young also noted that this official motion would apply to the first owner after the initial sale. Mr. Edgar Lowe seconded the motion. The motion passed 4-0

### **ORDER OF THE BOARD**

**WHEREAS;** the public and adjoining property owners have been adequately notified, and

**WHEREAS;** the Board has determined that the requirements of The Goodlettsville Zoning Ordinance 15-850 have been addressed, and

**WHEREAS;** the Board has determined that no adverse impact will occur

**NOW, THEREFORE, BE IT ORDERED,** the request for conditional use is granted based on Ordinance 15-850 at 122 East Cedar. Also noted, this will apply to the first owner after the initial sale.

#### **Other Business:**

City of Goodlettsville 2015 Planning Commission and Board of Zoning and Sign Appeals Training Session was held at the City of White House Civic Center. This training session was held on 11-30-15 and was a four hour session for members. The following Board of Zoning and Sign Appeals members were present:

Chairman Tom Mosier

Vice Chairman Owen Sanders

William Carter

The meeting adjourned at 4:37P.M.

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Owen Sanders, Vice Chairman

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Rhonda Carson, ECD Assistant