

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: February 7, 2017

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Tom Mosier, Commissioner Zach Young, William Carter

Absent: Owen Sanders, Edgar Lowe

Also Present: Addam McCormick, Tim Ellis, and others.

Chairman Tom Mosier called the meeting to order and noted that January minutes did not reflect the election of officers for 2017. Correction should state: Board approved for Tom Mosier to continue as Chairman of the Board of Zoning and Sign Appeals, and Owen Sanders, Vice Chairman for 2017.

Commissioner Zach Young made a motion to approve the amended minutes of the January 3, 2017 as noted. William Carter seconded the motion. The motion passed unanimously 3-0.

Item #1 {PUBLIC HEARING}

Dr. Roderick Frazier, Property Owner requests a zoning variance from the Goodlettsville Zoning Ordinance Section 14-208 (1)(g) regarding the minimum width of an access easement to provide access for a proposed additional residential lot at 709 Dickerson Pike/Hwy 41/SR 11. Property is referenced as Davidson County Tax Map/Parcel# 02512000400 and is zoned R-25, Low Density Residential and contains two (2) acres.

Mr. McCormick stated the applicant/owner, Dr. Roderick Frazier was not able to attend the meeting and noted Staff would review, but if needed, the request could be deferred.

Mr. McCormick reviewed the property and request. The property is located at 709 South Dickerson Road and the applicant is requesting a zoning variance. The property is two (2) acres/87,120 sq. ft. and the dimensions are one hundred (100') feet by eight hundred seventy-one (871') feet. The existing house on the property was constructed in 1946 and sits in the middle of the property. It is roughly thirty (30') feet from the side lot lines and is fifty-five (55') feet from Dickerson Road/SR 41 road right-of-way property line.

Mr. McCormick explained the request is to create two (2) lots from this property and construct a house on the back of the lot. He stated the reason for the zoning request is due to the City requiring the lot (proposed one on the back) to have either have fifty (50') of road frontage or fifty (50') of access easement. With the lot being a hundred (100') feet wide with the existing house with roughly thirty (30') feet from each sideline, the applicant is requesting a twenty-five (25') feet variance for a twenty-five (25') feet access easement from Dickerson Road to the back

lot. He stated the property is zoned R-25, Low Density Residential which allows a single family lot for 25,000 sq. ft. of lot area. He stated this lot is almost three and a half times the minimum lot size and that is why they are looking at doing a subdivision. The Planning and Zoning Commission will need to review also, as this is the first step to zoning. The Planning and Zoning Commission would have to review a subdivision plat and a subdivision regulation variance for the same issue.

Chairman Mosier opened the floor to anyone wanting to speak on this request.

Tom Anderson, property owner at 715 South Main Street asked for clarification on the amount of units proposed for this property. Addam McCormick stated one additional unit on the proposed lot at the rear of the property.

Two adjacent property owners on Shevel asked about water runoff/easement. Chairman Mosier stated that could be addressed later when planning and building permits were discussed. Addam McCormick stated Staff could address that concern with the owner and the Planning Commission.

Staff recommended approval due to the width and size of the property and since the variance would allow a reasonable use of the property per the established zoning.

Based upon Staff recommendation, and due to the width and size of the property and reasonable use of the property per zoning, Commissioner Zach Young made a motion to grant the variance of the access easement. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

The meeting adjourned at 5:08 P.M.

Tom Mosier, Chairman

Rhonda Carson, ECD Assistant