

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

July 5, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Cisco Gilmore, Stuart Huffman, Brian Rager, Mark Writesman

Absent: Mike Broadwell

Also Present: Addam McCormick (Staff), Russell Freeman-City Attorney, and Sharon Reed (Staff)

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

McCormick stated agenda item Kenjoh Outdoor Advertising, LLC – Request Deferred.

Approval of May 3, 2022 Meeting Minutes: Rager made a motion to approve the minutes of the May 3, 2022 meeting, Writesman seconded the motion. Motion was approved.

AGENDA

Item #1 Sal Akbani, Gateway Classic Cars: Requests a conditional use approval for an entertainment and amusement use including indoor car sales, car viewing, and special events at 1000 Rivergate Parkway, Suite 2030. Property referenced as Davidson County Tax Map/Parcel# 03402007600. Property Owner-KDI Rivergate Mall, LLC. Zoning Ordinance Section 14-306 (3)(b)

Staff Discussion:

- The request is for an indoor car sales use that includes other features associated with an entertainment and amusement use including events and shows.
- The proposal would not be a typical car sales use due to the interior vehicle display, no vehicle service on-site, and the events and gallery associated with the sales use.
- The CSL, Commercial Services Limited does not permit an automobile sales use.
- The CSL zoning district permits the entertainment and amusement service use by conditional use through the Board.
- The Zoning Ordinance provides a review and approval process by the Board when there are questions about the appropriate activity use classification of a use.
- The Board's review is if the proposed use would fall under the entertainment and amusement condition use classification or the non-permitted auto sales use.
- The Board's review of the conditional use to be based on the general requirements standards since the specific condition use standards would not apply to the proposed use.
- Staff would recommend approval based on the unique characteristics of the proposed use including interior sales and vehicle display, no on-site service, and the events and gallery component associated with the proposal.
- Due to the unique characteristics of the proposal, staff's interpretation of the Zoning Ordinance is that the proposal would not be considered a use variance.
- Staff's recommended approval includes the following stipulations:
 - Stipulation-Conditional use approval to define that the use includes interior vehicle display only and no on-site service
 - Stipulation-All proposed interior alterations and new use to comply with applicable building and fire codes

-Stipulation-All proposed changes to conditional use approval including any future proposed changes to the applicant to be reviewed by the Board
-Staff read the referenced Zoning Ordinance Sections: 14-202 (1) General Classification rules. 14-202 (6) (i) and (v) Entertainment and amusement services. 14-213 (9) (c) Requirements for conditional use permit.

Applicant: Sal Akbani, CEO - Gateway Classic Cars

-Akbani discussed Gateway Classic Cars established in 1999, twenty (20) locations in fifteen (15) states offering thousands of classic and exotic cars for sale. Started in Illinois and sold high classic and exotic cars using the internet platform. The company has had fifteen (15) years of resilient profits and growth.
-Akbani discussed current location in La Vergne, TN and the poplar clientele.
-Akbani discussed how they acquire the high-quality classic and exotic cars.
-Akbani discussed how they represent the sellers and offer the cars for sale.
-Akbani discussed how they provide entertainment, invite car clubs and collectors for an event once a month to talk car
-Huffman asked if they were keeping the La Vergne location?
-Akbani responded no. The La Vergne location lease expires on November 30th and are looking in the Goodlettsville and Franklin area to relocate with Goodlettsville being more preferable close to Opry Mills.
-Huffman asked what is the average number of people attending the events and how often are the events?
-Akbani responded the events are every month and about five-hundred people will attend during the Summer months.
-Huffman asked if all business is indoors?
-Akbani responded the presentation of all the cars is indoors.
-Freeman discussed the Gateway Classic Cars business name.
-Akbani responded each location is a stand-alone LLC and discussed the parent company.
-Freeman discussed conditional use, no service bay and exhibition use
-McCormick responded and discussed the unique characteristics of the car sales, events, and the recommended stipulations
-Rager discussed the new proposed building going on the Macy's property and parking spaces
-McCormick responded and discussed the proposal for Macy's property and mall parking agreements and preliminary design would include a drive aisle.

Public Hearing Opened:

Public Hearing Closed: No one else requested to speak.

Motion: Writesman made a motion to approve the request with the stipulations referenced in meeting, seconded by Rager. The motion passed unanimously.

With no further business, Rager made the motion to adjourn, seconded by Huffman. The motion passed unanimously.

The meeting adjourned at 5:18 pm.

Cisco Gilmore, Chairman

Sharon Reed, Planning Assistant