

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: January 3, 2017

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Tom Mosier, Owen Sanders, Edgar Lowe

Absent: Commissioner Zach Young, William Carter

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

Chairman Tom Mosier called the meeting to order and announced that all three (3) agenda items are Public Hearings. He asked that everyone speaking on a request to state their name for the record.

Vice Chairman Owen Sanders made a motion to approve the minutes of the December 5, 2016 Board of Zoning and Sign Appeals meeting as written. Edgar Lowe seconded the motion. The motion passed unanimously 3-0.

Item #1 {PUBLIC HEARING}

BUSFORSALE.COM LLC: Requests a zoning variance from the off-street parking and loading surfacing requirements for a gravel vehicle storage area in an IR, Industrial Restrictive Zoning District adjacent to 813 Louisville Highway. Property is referenced as Sumner County Tax Map 142 Parcel 15 containing approximately 16.50 acres. BCR Holdings LLC, Property Owner.

(17-1-614)

Staff reviewed. Addam McCormick stated this request is for a variance from the Zoning Ordinance regarding paving asphalt/concrete requirements for parking lots. The property is located at 813 Louisville Highway and zoned IR, Industrial Restrictive Zoning. This property includes a current business consisting of a RV/motor coach sales and service facility and an auto parking storage lot. The property contains both pavement and gravel storage areas. He showed the property on the map and stated it contains FEMA regulated flood plain and floodway. He stated the owner, Mr. Spellings is proposing to use the gravel area for vehicle storage. Mr. McCormick discussed the provisions for reviewing the proposed request for a variance. He stated the Zoning Ordinance requires parking areas to be hard surface (concrete, asphalt) and dust free. Staff recommended approval due to the topographic condition of the FEMA floodplain and floodway designation on the property and since the request is for vehicle storage and parking only. Mr. McCormick stated some measure would need to be put in for dust control, and since it is in the flood plain, a plan would need to be in place showing that no fill or grading would be changed.

Property owner John Spellings represented this request. He stated Mr. McCormick explained very well what the proposal is for this property. He stated it is a low impact area that would be used to store recreational vehicles such as campers, boats, and RV's. He stated no trucks or semi-trucks would be stored, just recreational vehicles only. Mr. Spellings stated that in the future he may develop the property into something else, but for now, this could generate some income. He stated there is a need for storage for these types of recreational equipment. Edgar Lowe asked if the property would be for storage only, or if someone could live in the RV's or campers. Mr. Spellings clarified that it is only for storage of the equipment, and not an RV/camper park for living space. Chairman Tom Mosier asked how many recreational vehicles/equipment would be stored on the property, and what type of fire access is required. Mr. Spellings stated there would be space for 40 vehicles, and there would be no neighbors to impact as far as dust or noise. Addam McCormick stated it would need to keep clear width for fire truck access. He suggested a surveyor do a layout showing a clear aisle width and verify that elevations don't change.

Edgar Lowe asked if any of the lot would be paved. Mr. Spellings stated the only hard surface area would be a concrete entrance pad onto the lot of twenty (20) to thirty (30) ft. and the remaining area would be crushed rock. Mr. Spellings also stated no daily traffic is foreseen with this type of storage facility. He explained that most of the vehicles are there for storage and rarely move, causing no concern for daily traffic or damage to the lot.

Chairman Mosier stated he did not see that a hardship was created by the owner/applicant and it wouldn't confer any special privilege. He then opened the floor for questions or concerns. With no questions or comments

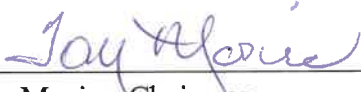
Item #2 {PUBLIC HEARING}

MILLER PROPERTY OWNERS: Request zoning variances from the minimum lot size requirement and building setbacks for existing buildings in an IR, Industrial Restrictive Zoning District. Property referenced as 200 Connell Street and Davidson County Map/ Parcel 01913006200 containing 1.07 acres. Johnathan, Thomas, Joseph, and WM Miller, Property Owners. (17-2-615)

Item #3 {PUBLIC HEARING}

LAURIE GREEN: Request an administrative appeal of a zoning violation notice regarding tents being used for residential use in a CSL, Commercial Services Limited commercial zoning district. Property is referenced as 124 Glancy Street and Davidson County Map/Parcel 03401006700 containing 0.25 acres. SAFPAW, Property Owner. (17-3-616)

The meeting adjourned at 5:38 P.M.



Tom Mosier, Chairman



Rhonda Carson, ECD Assistant