

SPECIAL CALLED MEETING
OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: April 30, 2012

Time: 5:00 PM

Place: Massie Chambers-Goodlettsville City Hall

Members Present: Tom Mosier, Edgar Lowe, Owen Sanders, Al Jernigan, William Carter

Also Present: Rick Gregory, Tim Ellis, Tom Tucker Mike Bauer, Commissioner Birdwell, Rhonda Carson

Tom Mosier, Chairman called the meeting to order.

Mr. Gregory stated that there was a mistake on the case numbering in February. Case No. 12-02-582, should have actually been 12-02-586. There were some numbers assigned between October and February that were missed. At that time, the number that was assigned to the case and the notice in the paper was published incorrectly, and needs to be corrected. Also an issue was found in the October 2011 meeting with the order on the second page, it references 14-14707(h), should have been 14-1407(h). If you will, recognize those two corrections to previously approved cases and minutes.

Mr. Al Jernigan made a motion to correct previously approved minutes to reflect February 2012 minutes Case No. 12-02-582 to the corrected Case No. 12-02-586, and also to correct October 2011 order from section 14-14707(h) to the corrected section 14-1407(h). Mr. Owen Sanders seconded the motion. The motion passed 5-0.

CASE NO. 12-04-587 Consider a request for a Temporary Use Permit Application for a Farmers Market at 309 North Main Street, Davidson County Tax Map 18-16, Parcel 182. The applicant is Imagine Goodlettsville on behalf of owner Leslie Morris & Garrett C. Clendenin, P.O Box 1145, Goodlettsville, TN 37070

Staff reviewed. Mr. Gregory reported that this request comes before the board from Imagine Goodlettsville on behalf of Leslie Morris and Garrett C. Clendenin for use of the former Fred's property as a farmers market. The property is zoned CSL (Commercial Services Limited). Farmers markets are temporary uses and subject to the provisions governing conditional use permits in Goodlettsville Zoning Ordinance found at:

14-208. Supplementary district regulations. (1) Regulations applicable to all districts.

(n) Temporary use permits.

(v) Outdoor displays, sales of seasonal foods or merchandise. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that such sales and displays shall be limited to a maximum of sixty (60) days per year, and provided further, that adequate parking and traffic circulation is available and any existing business operations will not be disrupted.

Mr. Gregory reported that the property previously thought about for the Farmers Market (Corner of East and Main) has been for sale for some time, but they now may have a buyer for the property, therefore Imagine Goodlettsville talked with Mr. Clendenin and Mr. Morris about using their property at 309 North Main Street (former Fred's location). They have agreed to the use of the parking lot at this location to accommodate the Farmers Market. Mr. Gregory stated that he understood that the interior of the building may be used for restroom facilities or other needs while the Farmers Market is in operation. Imagine Goodlettsville has liability insurance that will extend to the property for use at that time for the Farmers Market. He stated that he was on the Imagine Goodlettsville Board along with Commissioner Birdwell and Susan Edwards. The initial thinking is that the market will be set up with 8 spaces for vendor sales of locally grown products of produce and nursery plants. The days and hours that the market will be open are still not confirmed, but thinking it may be one day per week.

Discussion about operating hours and lighting of the facility were discussed. Mr. Gregory talked about the market starting operation on June 9th and the season running from June 9th to October 13th.

Chairman Mosier asked Mr. Gregory how the 60 day maximum limit per year would affect the market since it will only be open one day per week and not consecutive. He stated it is unspecified. He stated that this request of 1 day per week had not been addressed before. He also stated that if the market is received well enough, it could be requested to operate year round. If that happens, they would need to ask that the zoning ordinance be amended to change the language for operation of a Farmers Market to a specific use, because it is not there today.

The Board discussed details of the Market. The Market will be managed by Imagine Goodlettsville. Imagine Goodlettsville will submit a layout of the site showing parking and space rentals. The vendors will rent the space. They will be responsible for setting up the booths and taking them down at the close of the day. Imagine Goodlettsville will provide some type of trash disposal, but each vendor will be required to keep their space in order.

Chairman Tom Mosier clarified the points of the motion with Mr. Gregory. Chairman Mosier presented the motion to be: To issue a Conditional Use Permit for the location, having 8-10 vendors with an increase as needed for additional vendors as space allows. The Conditional Use permit shall allow for a maximum of a 60 day operating period. Chairman Mosier asked for a motion on this matter and Mr. Edgar Lowe agreed with the points as Chairman Mosier had presented. Mr. Jernigan seconded the motion. The motion passed unanimously 5-0.

ORDER OF THE BOARD

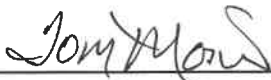
WHEREAS; the public and adjoining property owners have been adequately notified, and

WHEREAS; the Board has determined that the requirements of the Goodlettsville Zoning Ordinance, Section 14-208(1)(n) have been addressed, and

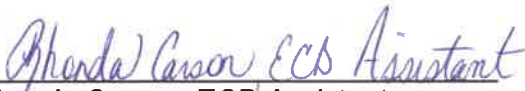
WHEREAS; the Board has determined that adverse impact will not occur, and

NOW, THEREFORE, BE IT ORDERED, that a Conditional Use Permit for a Farmers Market at 309 North Main Street, Goodlettsville, TN, Davidson County Tax Map 18-16, Parcel 182 is granted. The Conditional Use Permit is for eight(8) to ten(10) vendors as space allows. The Conditional Use Permit shall allow for a maximum of a 60 day operating period. This Conditional Use Permit being granted based on staff comments, recommendations, applicant comments and discussion by the board members.

The meeting adjourned at 5:36 PM.



Tom Mosier, Chairman



Rhonda Carson, ECD Assistant