

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: September 19, 2011

Time: 5:00 PM

Place: Massie Chambers – Goodlettsville City Hall

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

Absent: Owen Sanders

Also Present: Rick Gregory, Tim Ellis, Michael Galpin, and Vicky Ignatz

Tom Mosier, Chairman called the meeting to order.

Lowe made a motion to accept the minutes of the May 9, 2011 Board of Zoning and Sign Appeals meeting. Carter seconded the motion. The motion passed unanimously, 3-0.

CASE NO. 11-580 Consider the request for an Application for a Zoning Ordinance Variance for Mapco Express, 301 Long Hollow Pike, Davidson County Tax Map 18-14, Parcel 4. The applicant is Kimon Tamvacakis, Trustee, 7102 Commerce Way, Brentwood, TN.

Staff reviewed. Gregory reported this request is tied to an addition to an existing non-complying building in the CPUD district at the corner of Long Hollow Pike and Conference Drive. Current side and rear setbacks for the CPUC zoning district are thirty (30) feet. The Mapco building, formerly Delta Express, was constructed in 1981 and re-constructed in 1987. Since the building predates the current zoning ordinance, it is considered legally non-complying. Additions to legally non-complying buildings are addressed at 14-212(2)(c) of the Goodlettsville Zoning Ordinance. The proposed 10 ft. x 15 ft. addition to be utilized as a storage area will encroach into the currently required 30 ft. setback; however, it will not encroach into either setback more than the current building so that the requirement for “no increase in the degree of non-compliance of a building” is honored and the variance can be granted. Since the building is currently situated inside both the side and rear setbacks, this request should be deemed as not increasing the current non-compliance.

The board members discussed setbacks and non-compliance issues. The applicant requested an increase in the dimensions of the building addition from 10 ft. x 15 ft. to 10 ft. x 20 ft. and agreed to submit revised drawings to staff. Jernigan made a motion to approve an application for a Zoning Ordinance Variance for Mapco Express, 301 Long Hollow Pike, Davidson County Tax Map 18-14, Parcel 4 for a 10 ft. x 20 ft. addition to the existing building based on staff comments and recommendations, submitted drawings, applicant comments, discussion by the board members, and the applicant’s submittal of the revised dimension drawings to staff. Lowe seconded the motion. The motion passed unanimously, 3-0.

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 14-212(2)(c) have been met, and

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

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WHEREAS; the Board has determined that the requirements of the Goodlettsville Zoning Ordinance, Section 14-14707(h) have been met, and

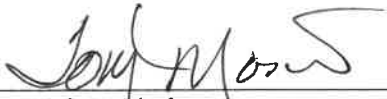
14-1407(h) per Correction Goodlettsville Bd. of Zoning Appeals 4-30-2012
RG

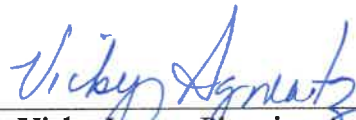
WHEREAS, the Board has determined that adverse impact will not occur, and

NOW, THEREFORE, BE IT ORDERED, a variance of approximately a twelve (12) feet side yard setback on Bell Street, a variance of approximately a twelve (12) foot front yard setback on Old Brick Church Pike, and a variance from the requirement for a one-car garage in the R-7 zoning district is granted for 215 Old Brick Church Pike, Davidson County Tax Map 18-16, Parcel 61 based on staff comments and recommendations, submitted drawings by applicant, applicant comments, and discussion by the board members.

Commissioner Comments: Gregory reported subject matter relating to the traffic study process has been suggested for the 2011 Sumner Board of Zoning and Sign Appeals Continuing Education meeting.

The meeting adjourned at 5:18 PM.



Tom Mosier, Chairman

Vicky Ignatz, Planning Assistant