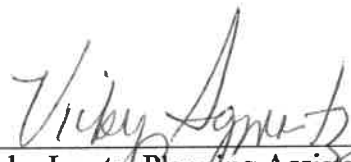


The meeting adjourned at 5:35 PM.

  
Tom Mosier, Chairman

  
Vicky Ignatz, Planning Assistant

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE BOARD OF ZONING APPEALS**

Date: August 10, 2009

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Al Jernigan, William Carter

Members Absent: Owen Sanders, Edgar Lowe

Also Present: Rick Gregory, Larry DiOrio, Tim Ellis, Mike Bauer, Vicky Ignatz, Mr. & Mrs. John Guthrie and Cole Guthrie

Tom Mosier, Chairman called the meeting to order.

Jernigan made a motion to approve, as written, the minutes of the May 11, 2009 meeting, May 27, 2009 Special Called meeting and the July 13, 2009 meeting of the Goodlettsville Board of Zoning and Sign Appeals. Motion seconded by Carter. Motion passed unanimously, 3-0.

**CASE NO. 09-07-559** Consider the request for an Application for a Temporary Use Permit for seasonal food sales at Ace Hardware, 110 Rivergate Parkway, Davidson County Tax Map 26-5, Parcel 94. The applicant is Johnny Guthrie, Ace Hardware, Goodlettsville, TN.

Staff reviewed. Gregory reported this discussion is a continuation of last month's meeting. The request for seasonal food sales has not been previously established on this property. The proposed site plan of the property illustrates street-side parking for two vendor vehicles and parallel parking next to the building for three vendor vehicles. The width of the property from the building to the property line measures fifty (50) feet leaving approximately forty (40) feet for thru traffic and emergency vehicles allowing adequate space to park patron vehicles.

John Guthrie stated that he will limit the site to a total of five (5) vendors, mark off temporary parking spaces for patrons on the site and guard against patrons parking on the right-of-way of Rivergate Parkway. The hours of operation will be on Tuesday's from 4:00 PM to 7:00 PM and Saturday's from 8:00 AM to 12:00 PM. The remaining bollard relating to the propane storage tank has been installed. Mike Bauer, Senior Codes Inspector, confirmed the inspection and approval. The Commissions agreed that traffic issues need to be monitored at both points of ingress and egress to determine if any safety issues develop during the sales period. If problems arise, these issues will need to be addressed by staff.

Jernigan made a motion for approval of a Temporary Use Permit for locally grown seasonal food sales at Ace Hardware, 110 Rivergate Parkway, Davidson County Tax Map 26-5, Parcel 94 for a period of sixty (60) days until August 10, 2010 based on the City and property owner monitoring traffic safety issues along the ingress at Rivergate Parkway and egress at Hollywood Street. Carter seconded the motion. The motion passed unanimously, 3-0.

**ORDER OF THE BOARD**

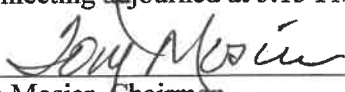
**WHEREAS;** the public and adjoining property owners have been adequately notified, and

**WHEREAS;** the Board has determined that the requirements of Chapter 14 Section 14-1409 of the Goodlettsville Zoning Ordinance have been met, and

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

**NOW, THEREFORE, BE IT ORDERED**, a Temporary Use Permit for locally grown seasonal food sales at Ace Hardware, 110 Rivergate Parkway, Davidson County Tax Map 26-5, Parcel 94 for a period of sixty (60) days from August 10, 2009 - August 10, 2010 is granted based on the City and property owner monitoring traffic safety issues along the ingress at Rivergate Parkway and egress at Hollywood Street.

The meeting adjourned at 5:15 PM.

  
Tom Mosier, Chairman

  
Vicky Ignatz, Planning Assistant

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE BOARD OF ZONING APPEALS**

Date: September 21, 2009

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

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

Also Present: Rick Gregory, Mike Bauer, Vicky Ignatz, Mary Jane & Fred Peace, David and Sandra Lewis, Ken and Sandra Wilson, Debra Head

Chairman Tom Mosier called the meeting to order.

The Board approved of the minutes of the August 10, 2009 BZA meeting as written.

**CASE NO. 09-09-562** Consider the request for an Application for a Conditional Use Permit for Bed and Breakfast Homestay and Events, 1284 Hitt Lane, Goodlettsville, TN, Davidson County Tax Map 25-0, Parcel 106.00. The applicants are Mary Jane and Fred Peace.

Staff reviewed. Gregory reported this is a Conditional Use Permit for a Bed and Breakfast Homestay located at 1284 Hitt Lane. This use has not been previously established on this property. There are a number of requirements for establishing this type use which Gregory enumerated for the Board. All requirements have been met by the owners other than the on-premises signage. The International Building Code relating to one or two family building code applies to the proposed structure.

Fred Peace, owner of the proposed Bed and Breakfast Homestay, has developed a business plan which incorporates being a good neighbor, adding value to the neighborhood, connecting in partnership with the City of Goodlettsville, and continue restoration and preservation of the structures on the property. Neighboring property owners David Lewis, Lon Downs and Ken Wilson stated that this is a valid and positive use for the site while being controlled appropriately by planning and codes guidelines. Debra Head stated the application stated that events are included in the request for a Conditional Use Permit and would like to know what type events are planned for the site. Rick Gregory stated that the current Zoning Ordinance does not allow the use of the property as a venue/event site at this time. Therefore, he suggested the owners limit their request to the Bed and Breakfast Homestay at this time. Additional uses of the property for events/venue would require an amendment to the Zoning Ordinance and would also require a public hearing. Gregory stated that the Conditional Use Permit is attached to the property and not the property owner. Therefore, any future owner could utilize the site as a Bed and Breakfast Homestay based on maintaining all established guidelines.

Edgar Lowe made a motion for approval of the application for a Conditional Use Permit for a Bed and Breakfast Homestay at 1284 Hitt Lane, Goodlettsville, TN, Davidson County Tax Map 25-0, Parcel 106.00. Al Jernigan seconded the motion. The motion passed unanimously, 5-0.