

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: October 8, 2007

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Al Jernigan, Ed Lowe, Glen Garrett

Members Absent: Owen Sanders

Also Present: Rick Gregory, Vicky Ignatz, Larry DiOrio, Scott Frady, James Darden, Rick Fussell, Brenda Neely, Janet Church and others

The meeting was called to order by Tom Mosier, Chairman.

Motion by Jernigan to approve, as written, the minutes of the September 17, 2007 Board of Zoning and Sign Appeals. Motion seconded by Lowe. Motion passed unanimously, 4-0.

CASE NO. 07-09-529 Consider the request for a Zoning Ordinance variance to the R-10 residential zoning district requirement for an attached one-car garage at 216 Bell Street, Davidson County Tax Map 18-16, Parcels 18 & 19. The applicant is Jim Walter Homes, 1535 Nashville Hwy., Columbia, TN representing Linda Cartwright Darden, 452 Moss Trail, Goodlettsville, TN.

Staff reviewed. Gregory reported this request was reviewed last month without action by the board. At the meeting, it was noted that if other structures in the area had been erected without an attached garage, the board would reserve the possibility of reconsidering the request. Staff research determined that a house was relocated to Bell Street prior to the April, 2006 tornado, destroyed by the tornado, the building permit was issued without a requirement for a one-car garage and the house is near completion. Due to the fact that there are several other homes in the immediate vicinity without attached garages this request would be in keeping with the character of the area.

Motion by Jernigan for approval of a variance from requiring a one-car garage in a R-10 zoning district at 216 Bell Street, Davidson County Tax Map 18-16, Parcel 18 & 19 based on recognition that another home on Bell Street is being constructed without the requirement of a one-car garage and that single family homes without attached garages are characteristic of the area. Motion seconded by Lowe. Motion passed unanimously, 4-0.

ORDER OF THE BOARD

WHEREAS; the public has been adequately notified, and

WHEREAS; the Board has determined that the requirements of Chapter 14, Section 14-1408(c) of the Goodlettsville Zoning Ordinance has been met, and

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

NOW, THEREFORE, BE IT ORDERED, that a request for a variance from the Goodlettsville Zoning Ordinance, Chapter 6, Section 14-604(g) requiring a one-car garage in a R-10 zoning district be granted for 216 Bell Street, Davidson County Tax Map 18-16, Parcels 18 & 19 based on another home on Bell Street is currently under construction without the required one-car garage and the fact that several other homes in the immediate vicinity exist without one-car garages.

CASE NO. 07-10-533 Consider the request for a Conditional Use Permit to allow a mini-warehouse facility on East Cedar Street, Davidson County Tax Map 19-13, Parcel 108. The applicant is Ragan-Smith Associates, 314 Woodland Street, Nashville, TN representing Sean Stroud, 1010 Fulton Greer Lane, Franklin, TN.

Staff reviewed. Gregory reported that all special conditions for a mini-warehouse facility have been met with the exception of the sixty-five (65) feet from yard setback. There appears to be adequate room on-site to accommodate the requirement. The front setback issue can be addressed by the Goodlettsville Planning Board at the Site Plan approval stage.

Motion by Garrett to grant a Conditional Use Permit to allow a mini-warehouse facility in a Commercial Services Limited zoning district on East Cedar Street, Davidson County Tax Map 19-13, Parcel 108 based on the applicant's compliance with all Goodlettsville Zoning Ordinance regulations. Motion seconded by Lowe. Motion passed unanimously, 4-0.

ORDER OF THE BOARD

WHEREAS; the public has been adequately notified, and

WHEREAS; the Board has determined that the requirements of Chapter 14, Section 14-1409 (b)(c)(d)(f)(3) 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, the request for a Conditional Use Permit to allow a mini-warehouse facility on East Cedar Street, Davidson County Tax Map 19-13, Parcel 108 is approved based on applicant's full compliance with the Goodlettsville Zoning Ordinance.

CASE NO. 07-10-534 Consider the request for a Temporary Use Permit to allow oriental carpet/oil painting tent sale on the premises of Rivergate Mall, Davidson County Tax Map 26-14, parcel 31. The applicant is CBL Properties, 1000 Rivergate Parkway, Goodlettsville, TN representing USA Specialty Marketing, 612 S. Lincoln Avenue, Clearwater, FL 33756.

Staff reviewed. Gregory reported the purpose of the permit is to allow oriental carpet and oil painting tent sales in the northwest corner of the mall property at the intersection of Rivergate parkway and the Mall access road from October 5, 2007 through November 4, 2007. A maximum sales period of sixty (60) days is allowed for this type of outdoor sales. The Commercial Services District requires a forty (40) feet setback from both streets which should not be an issue on this property. Adequate parking is provided. A high-voltage power transmission tower is located in this vicinity and should be duly noted.

Janet Church, CBL Properties, indicated that all Temporary Use Permit requirements will be met and the tent will be located across the street from the high voltage tower. Larry DiOrio, Codes Director, noted that on-site inspection and compliance with temporary tent regulations must be met to issue a building permit.

Motion by Jernigan for approval of a request for a Temporary Use Permit to allow oriental carpet/oil painting sales on the premises of Rivergate Mall, Davidson County, Tax Map 26-14, Parcel 31 for a sales period of October 5 – November 4, 2007 based on compliance with all Goodlettsville Zoning regulations. Motion seconded by Lowe. Motion passed unanimously, 4-0.

ORDER OF THE BOARD

WHEREAS; the public has been adequately notified, and

WHEREAS; the Board has determined that the requirements of Chapter 9, Section 14-901(c)(5) 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 request for a Temporary Use Permit to allow oriental carpet/oil painting tent sales on the premises of Rivergate Mall, Davidson County, Tax Map 26-14, Parcel 31 for a sales

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period of October 5 – November 4, 2007 is approved based on compliance with all Goodlettsville Zoning regulations.

Meeting adjourned at 6:05 PM.



Tom Mosier, Chairman



Vicky Ignatz, Recording Secretary