

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

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Date: February 12, 2007

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, Al Jernigan

Members Absent: Glen Garrett, Ed Lowe

Also Present: Rick Gregory, Vicky Ignatz, Jeff Hooper, Charlie Phillips

The meeting was called to order by Tom Mosier, Chairman. Motion by Sanders for approval of the January 22, 2007 minutes of the Goodlettsville Board of Zoning Appeals as written. Motion seconded by Jernigan. Motion approved unanimously, 3-0.

CASE NO. 07-02-518 Consider the request for a Conditional Use Permit to allow additional mini-warehouse storage units at AAA Rivergate Self Storage, 609 Rivergate Parkway, Davidson County Tax Map 26-13, Parcel 28. The applicant is Chad Ray, 1195 Kimberly Drive, Goodlettsville, TN.

Staff reviewed. Gregory reported the request is for the establishment of a Mini-Storage use in the CSL (Commercial Services Limited) district on property previously used by a lumber/building products company. Mini-Warehouses are one of the uses allowed in the CSL zone (classified as a "General Personal Service") by conditional use only. The applicant wishes to renovate an existing building. This proposed renovation serves to expand a use under the same ownership on adjoining property to the north.

Jeff Hooper, Barge Cauthen and Associates, stated the plans are to renovate the exterior of the existing building and convert the interior to a climate controlled warehouse facility. One existing large shed will be retained for storage for recreational vehicles, boats, etc. The building's exterior will be fifty (50) percent masonry and fifty (50) percent EFIS. Future plans for the property include a retail component on the northern portion of the property facing Rivergate Parkway.

Motion by Sanders to grant a Conditional Use Permit to allow additional mini-warehouse storage units at AAA Rivergate Self Storage, 609 Rivergate Parkway, Davidson County Tax Map 26-13, Parcel 28. Motion seconded by Jernigan. 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(f)(3) of the Goodlettsville Zoning Ordinance have been met, and

WHEREAS, the Board has determined that no adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, that the request for a Conditional Use Permit to allow additional mini-warehouse storage units at AAA Rivergate Self Storage, 609 Rivergate Parkway, Davidson County Tax Map 26-23, Parcel 28 be granted based on compliance with the Goodlettsville Zoning Ordinance.

CASE NO. 07-02-519 Consider the request for a variance to the front yard setback requirement in the R-15 Residential Zoning District for property at 865 Loretta Drive, Sumner County Tax Map 140-P, Parcel 2. The applicant is The Phillips Builders, 3000 Business Park Circle, Ste. 300, Goodlettsville, TN.

Staff reviewed. Gregory reported the request is for relief from the fifty (50) feet front yard setback requirement for properties fronting arterial streets in the R-15 residential zoning district. There are no obvious topographic, shape or physical features of this property that causes a particular hardship on this lot as distinguished from a mere inconvenience.

Charlie Phillips, The Phillips Builders, stated that the lot is located at the corner of Loretta Drive and Katherine Drive. Due to the location of the public utility easement and the front yard setback requirement, the designated house plan will require the building footprint to be relocated to abut the side yard setback adjoining an established home. The desire of the property owner is to obtain a five (5) foot variance from the front yard setback to move the building footprint closer to the road, provide a greater distance between the houses and make the structure aesthetically pleasing on the lot. Mosier stipulated that the reasons stated by the developer are not acceptable hardships established by the Goodlettsville Zoning Ordinance.

Motion by Mosier to deny the request for a variance to the front yard setback requirement in the R-15 Residential Zoning District for property at 865 Loretta Drive, Sumner County Tax Map 140-P, Parcel 2 based on no acceptable hardship is established according to the Goodlettsville Zoning Ordinance. Motion seconded by Jernigan. 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 14-1408(c) of the Goodlettsville Zoning Ordinance have not been met, and

WHEREAS, the Board has determined that adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, that the request for a variance to the front yard setback requirement in the R-15 Residential Zoning District for property at 865 Loretta Drive, Sumner County Tax Map 140-P, Parcel 2 be denied based on no hardship is established according to the Goodlettsville Zoning Ordinance.

Meeting adjourned.



Tom Mosier, Chairman



Vicky Ignatz, Recording Secretary