

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

Date: March 13, 2006

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Owen Sanders, Ed Lowe

Members Absent: Al Jernigan, Glen Garrett

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

Also Present: Jeff Hooper, Barge-Cauthen & Associates

Item #1 - The meeting was called to order by Chairman Tom Mosier. Minutes of the February 13, 2006 Zoning and Sign Appeals Board were approved as written.

Item #2 - CASE NO. 06-03-503 – Consider the request for a Conditional Use Permit to allow mini-warehouse storage buildings at an existing facility, Goodlettsville Storage Facility, 307 South Main Street, Davidson County Tax Map 25-08, Parcels 11 and 12, The applicant is Marshall Property management, LLC, P.O. Box 1204, Goodlettsville, TN 37070.

Analysis – Staff reviewed. Gregory reported this request is for an expansion for a use approved in 1987 for mini-warehouses. The entire site was approved; however, only a portion of the site was completed prior to the 1989 adoption of the Goodlettsville Zoning Ordinance. Staff could not find documentation that any Conditional Use Permit has been issued for the use; therefore, the status of the business is a legally non-conforming use. The owner is agreeable to placement of firewalls every fifty (50) feet and landscape enhancement at south elevation adjoining church or east elevation on Main Street. These issues will be finalized through the site plan and

Discussion – The board members discussed landscape enhancement, drainage issues, additional structures and impact of the two proposed buildings on adjoining properties. These issues were addressed by Jeff Hooper, Barge-Cauthen and Associates to the satisfaction of the board.

Action of the Board – Motion by Mosier for a Conditional Use Permit to allow mini-warehouse storage buildings at an existing facility, Goodlettsville Storage Facility, 307 South Main Street, Davidson County Tax Map 25-08, Parcels 11 and 12 be granted based the existing business is a legally non-conforming use and with the condition that all current zoning regulations are followed.

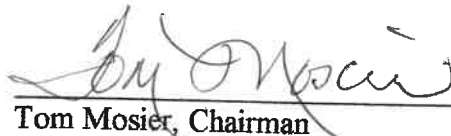
ORDER OF THE BOARD

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 regarding, 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 the continued use of mini-warehouse storage buildings at an existing legally non-confirming site at Goodlettsville Storage Facility, 307 South Main Street, Davidson County Tax Map 25-08, Parcels 11 and 12 be granted based on compliance with the Goodlettsville Zoning Ordinance.



Tom Mosier, Chairman



Vicky Ignatz, Recording Secretary