

MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: February 9, 2004

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Glen Garrett, Owen Sanders, Ed Lowe

Absent: Mike Cunningham

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

Others Present: Buford Boyle Sr.

The meeting was called to order by Tom Mosier, Chairman. Minutes of the January 12, 2004 Goodlettsville Zoning and Sign Appeals Board were approved as written.

CASE NO. 04-02-460 Consider the request of Buford Boyle Sr., 120 Two Mile Pike, Davidson County Tax Map 26-1, Parcel 104, for a variance in the Goodlettsville Zoning Ordinance regarding a noncomplying commercial use in a Commercial Planned Unit Development district.

Analysis – Staff reviewed. Gregory reported the request is to permit a cardboard bailing operation in a CPUD zoning district. This specific use is classified as a scrap operation in the Goodlettsville Zoning Ordinance. Scrap operations are defined as firms engaged in the storage and/or sale, from the premises, of used or waste material or other items except when such activities are incidental to a manufacturing activity. This use is not tied to a manufacturing activity nor is the property zoned for manufacturing uses.

Discussion – Buford Boyle Sr. described the current operation as baling cardboard for recycling purposes. The materials are stored on premises until which time they are transported to the recycling center. There is no storage facility available on the property. The applicant volunteered to place a tarp over the cardboard. Mr. Boyle stated that the cardboard recycling is his only means of earning wages.

Mosier reiterated that the Goodlettsville Zoning Ordinance does not permit scrap operations in a CPUD district. Therefore, a variance to permit a noncomplying commercial use of the property cannot be granted by this board. The applicant has the right to petition the Goodlettsville Planning Board to request an amendment to the Goodlettsville Zoning Ordinance to permit scrap operations in this zoning district.

Action of the Board – Motion by Lowe to deny the request of Buford Boyle Sr., 120 Two Mile Pike, Davidson County Tax Map 26-1, Parcel 104, for a variance to the Goodlettsville Zoning Ordinance regarding a noncomplying commercial use in a Commercial Planned Unit Development District based on the prohibition of scrap operations in non-manufacturing activities. Motion seconded by Sanders. Motion passed unanimously.

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 Section 14-1408 (e) have not been met, and

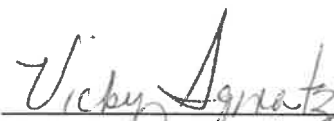
WHEREAS, the Board has determined that adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, the application by Buford Boyle Sr., 120 Two Mile Pike, Davidson County Tax Map 26-1, Parcel 104, for a variance to the Goodlettsville Zoning Ordinance regarding a noncomplying commercial use in a Commercial Planned Unit Development zoning district is denied based on the prohibition of scrap operations in non-manufacturing activities.

Meeting adjourned.



Tom Mosier, Chairman



Vicky Ignatz, Recording Secretary