

OFFICIAL MINUTES
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: October 13, 1997
Time: 5:00 PM
Place: City Hall

Cases Heard:

97-10-306
97-10-307

Members Present:

Tommy Jackson
Owen Sanders
Ellie Mead

Others Present:

Sam & Glenda Tinnin

Staff Present

Bill Terry

The meeting was called to order by Vice-Chairman Sanders. It was noted that the meeting had been advertised and adjoining and other affected property owners notified by direct mail. The approval of the minutes of the September 15, 1997 meeting was deferred.

97-10-306 - Request for a temporary use permit to operate a christmas tree sales lot on a portion of the Goodlettsville Plaza Shopping Center between the First Union Bank and the commercial center at Two Mile Parkway. The applicant is Vernon Hunt of Hunt Tree Company, lessor of the site.

Analysis - This is the same operator of a tree lot at the same location that has been approved for several years. No comments have been received, and no problems have been noted.

Discussion - It was noted that there were no problems or objections with the operation last year.

Action - Tommy Jackson moved to approve the request. Second by Ellie Mead, and motion carried unanimously.

OFFICIAL 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 11-901(n) have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that the temporary use permit is approved and that this order shall constitute such permit.

CASE NO. 97-10-307 - Request for a variance in the minimum lot size requirements to use an existing non-complying lot of record for a used car lot located on Forks Road beside the Economy Inn. The applicant is Sam Tinnin, owner.

Analysis - This is a very small lot that is a recorded lot of record and which does not meet the minimum size requirements for a buildable lot. The property is zoned CS which permits auto sales, and it fronts on Forks Road which has been accepted as a public street.

Discussion - The board discussed how the use would be arranged on the lot and whether setbacks could be met. Sam Tinnin indicated that the small building would meet requirements. It was also noted that the office would have to meet all appropriate codes. Ellie Mead moved that the variance be granted to use the non-complying lot for the used car lot with the condition that all other requirements of the ordinance be met. Tommy Jackson seconded, and motion carried unanimously.

ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists in the use of the non-complying lot, and

WHEREAS, the board has determined that the requirements for a variance contained in Section 11-1408 of the Goodlettsville Zoning Ordinance have been met, and

WHEREAS, no adverse impact on other properties will occur,

NOW, THEREFORE, BE IT ORDERED, that a variance be granted to utilize the lot for a used car lot provided that all other requirements of the ordinance be met.


Owen Sanders, Vice-Chairman


Bill Terry, Secretary