

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: March 13, 1995
 Time: 5:00 PM
 Place: City Hall

Cases Heard:

95-3-262

Members Present:

Tommy Jackson
 Owen Sanders
 Ellie Mead

Others Present:

Rick Sutton
 Ron Denton

Staff Present

Bill Terry

The meeting was called to order by Vice-Chairman Sanders. The minutes of the previous meeting were approved as submitted. It was further noted that the meeting had been properly advertised and adjoining property owners notified. One person was present to speak in favor of the request.

Case No. 95-3-262

Consideration of a request for a conditional use permit to develop a mini-warehouse facility on Lot 5, Jackson Park Subdivision located on North Dickerson Road. The applicant is Rick Sutton, owner.

Analysis - The location for this facility is on N. Dickerson Road adjacent to the Swift Stop Market across from the intersection of Fannin Drive. The property is a part of the Jackson Park Subdivision and includes lots 5 and 8. Sutton has purchased the property.

A mini-warehouse may be permitted in a commercial district after review and approval by this board. The board must find that the standards established in the ordinance have been met and further that the facility is not detrimental to the area and will not have an adverse effect on other property.

The standards of the ordinance apparently can be met. However, there are a number of requirements still to be met before a site plan can be approved by the planning board. It is questionable if all of them can be met. This board is to decide if the use is appropriate to the site and the area.

Discussion - Sutton presented his case and described the project. Ron Denton, an a nearby business owner, was present in support of the project. Tommy Jackson questioned if this type business would be conducive to business development in the area and whether such mini-warehouses should be restricted to industrial areas. There

was further discussion relating to how the project could meet required setbacks and other zoning requirements.

Action of the Board - Tommy Jackson moved that the request be denied based on a finding that the type of business was not conducive to quality business development and should be restricted to industrial areas. The motion failed for lack of a second. Ellie Mead moved to defer action until the next meeting in order to have a full board present and to give Sutton the opportunity to show in more detail how setback requirements could be met. Jackson seconded, and motion carried unanimously.


Owen Sanders, Vice-Chairman

Submitted by:


Bill Terry, Planning Director