

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: November 12, 1990
Time: 6:00 PM
Place: City Hall

Cases Heard:

Case No. 90-201
 Case No. 90-202
 Case No. 90-203

Members Present:

Eddie Niebruegge
 Tommy Jackson
 Tom Mosier

Others Present:

Rusty Tinnon
 Ken Swenson
 Dick Tredinnick

Staff Present:

Bill Terry

The meeting was called to order by Chairman Niebruegge, and he asked if everyone had read the minutes of the previous meeting. The minutes of the previous meeting were approved as written. Due to the similarity in the cases, the Board agreed to consider Cases 201 and 203 consecutively.

Case No. 90-201 - Consideration of a request by Vernon Hunt for a temporary use permit to conduct christmas tree sales on a vacant part of the Goodlettsville Plaza Shopping Center.

Staff Analysis - Section 11-901(n) authorizes the Board to consider temporary use permits for certain uses including christmas tree sales. The subject parcel has been used for tree sales in previous years, and parking and adequate access is available.

Discussion - The Board discussed in general this type use at this location. It was noted that no one was present for a public hearing.

Board Action - Motion by Tommy Jackson to approve the temporary use permit. Second by Mosier. 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 RESOLVED, that the temporary use permit is approved and this order shall constitute such permit.

CASE NO. 90-203 - Consideration of the request of Rusty Tinnin for a temporary use permit to conduct christmas tree sales on the vacant lot located at the intersection of Long Hollow Pike and Dickerson Pike.

Staff Analysis - Same as above case.

Discussion - Similar to above. Jackson asked if the Bank of Goodlettsville, owner of the property, had approved the use. Tinnin affirmed. No one was present for a public hearing.

Board Action - Motion by Tommy Jackson to approve. Second by Tom Mosier. Motion carried unanimously.

OFFICIAL ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have been properly 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 RESOLVED, that the temporary use permit is approved, and this order shall constitute such permit.

CASE NO. 90-202 - Consideration of the request of Contel Federal Systems for a conditional use permit for the purpose of installing a communications satellite dish on a lot between Jackson Street and Depot Street.

Staff Analysis - The proposed location for the use is zoned IR-Industrial Restricted, and the use is classified as an Extensive Impact Community Facility. Such use is permitted in the IR zone as a conditional use subject to review by the Board. Other industrial uses are on adjoining properties, and the dish appears to be compatible. All setback, height, and bulk requirements can be met.

Discussion - Representatives from Contel explained what they want to do and why. Contel is a private firm that in this case is contracting with the Federal government to construct an emergency communications system that is tied to satellites. This is one of the proposed locations. Pictures were shown of other such locations, and a proposed site plan was presented. The dish has a nine meter diameter and is thirty feet high. An area which is 100' by 100' is to be leased on the property and fenced to prohibit access except by authorized personnel. Board members questioned

the operational characteristics of the facility. Once completed, it will be an unmanned facility with provisions for periodic maintenance and inspections. When actually in use, an operator would have to switch the unit on. Two propane tanks are proposed on the site for a back-up generator and a deicing heater, and questions were raised about these. Staff advised that the fire department had stated that the regulations of the NFPA must be met and the department will have to inspect. It was again noted that no one was present for a public hearing.

Board Action - Motion to approve the conditional use permit by Tommy Jackson. Second by Tom Mozier. Motion carried unanimously.

OFFICIAL ORDER OF THE BOARD

WHEREAS, the public and adjoining property owners have been properly notified; and

WHEREAS, the Board finds that the general requirements of Section 11-1409(c) have been met; and

WHEREAS, the Board finds that the specific requirements of Section 11-1409(e)(8) have been met; and

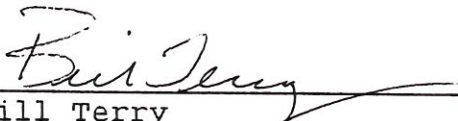
WHEREAS, the Board finds that such an emergency communications system will be of benefit to the entire metropolitan area;

NOW, THEREFORE, BE IT RESOLVED, that the request of Contel Federal Systems for a conditional use permit is granted and that this order shall constitute such permit.

The meeting of the Board of Appeals adjourned at 6:45 PM.

Eddie Niebruegge, Chairman

SUBMITTED BY:



Bill Terry
Planning Director