

MINUTES OF MEETING
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date July 09, 1990
Time 7:00 P.M.
Place City Hall

Appeals Case No. 90-198

Present
Eddie Niebrugge
Fred Chapman
Tommy Jackson
Absent
Darrel Tongate
Tom Mosier

Also Present
Doug Hopper
Bill Terry
Troy Fraley
John Genung
Ron Smith
David Hitt

The meeting was called to order by Chairman Eddie Niebrugge. Minutes of the previous meeting were approved as written.

Appeals Case No. (90-198) To consider the request of Ron Smith for Charles Galbreath, for a conditional use permit to allow the construction of mini-warehouses.

Hopper, Codes Administrator, stated the request was for the construction of mini-warehouses on a piece of property located off Glancy Street and behind lots fronting on Wren Road. Ron Smith, Architect for the project, and John Genung of Project Management Services, Inc. were there to represent the owner. Smith said there had been a considerable amount of work done to find a use for the property. The lot is irregular in shape and mini-warehouses will work better than other uses. Niebrugge asked how the property became such an irregular shape. The property was probably left that way by the railroad right-of-way. The only access to the property is by Glancy Street. Chapman asked if there was an improved street. Smith stated it was improved but only an easement existed between the street and the church parking lot which was across the lot. Terry said the property was zoned commercial service limited. In the district certain uses require board approval because there are possible adverse affects to other properties. Each use is reviewed on a case by case basis in order to determine if the proposed site is appropriate for the use. There are specific standards to be met for mini-warehouses and there are the general standards to be met. The location, size, and design shall be compatible with the surrounding area. There should be specific findings that the standards can be met, that the site is appropriate for this use, and there is not any adverse affects to adjoining property. Niebrugge asked Smith if he was aware of the requirements for mini-warehouses. Smith stated they did not have a problem with the requirements. The site plan for this project will also have to be approved by the City Planning Commission. Terry said the site plan would require Planning Commission approval but the Board of Zoning Appeals would have to grant the conditional use permit first. Smith said that some discussion had come up as to what was actually considered the front of the building site. The existing tree line will be left. The only access to the property is from Glancy Street. No better use has been found for the property because of the unusual shape. Chapman asked if property owners were notified. Hopper said they had been notified. Jackson asked what was on lots fifteen through twenty-six. Hopper stated some were commercial businesses and a few

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were still used as residences. Chapman made a motion to approve subject to all requirements being met. Seconded by Jackson. Niebruegge asked for discussion. David Hitt said he had no objection to the project and thought the tree line would be better removed to open up the property. Niebruegge said the trees or some type screening would be required. Smith said the trees would be left as the screen or if needed some of the less desirable trees could be removed and better ones planted. Terry stated that a specific finding needs to be made that there would be no adverse impact on adjoining property and secondly the location and design is compatible with the surrounding area. Also, the City plan is that this area be a mixed retail and office use and mini-warehouses is not compatible with those uses. Chapman asked Terry if he would explain the difference between this property and Robert McCasland's mini-warehouse on South Main Street. Terry said McCasland's warehouse preceded the existing zoning ordinance and it is in a high traffic zone separated from other uses. The mini-warehouse behind Burlington Coat Factory also preceded the existing zoning. Niebruegge asked Terry why he opposed this use. Terry said the building would probably be all metal building other than the front on Glancy Street. Smith said there would not be a problem to brick that facing Wren Road or the church. Hitt stated this would not affect his property in any way with the current use. Smith said that if the property brought the price of the property fronting Wren Road the mini-warehouses could be torn down. There would be a screen between the building and the church. Jackson asked if there would be enough traffic to support the use. Smith said a lot of the space would be used by retail stores in the area. The small spaces are usually rented by apartment dwellers which there are several apartments nearby. If it did not make economic sense we would not want to build. Niebruegge said if it is not used like this what could it be used for nor is it incompatible with the surrounding property. Niebruegge called for the vote after this discussion. The motion to grant a conditional use permit was passed unanimously. The following resolution was adopted.

WHEREAS,

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WHEREAS, No adverse conditions will be created by the construction of the mini-warehouses.

NOW, THEREFORE, BE IT RESOLVED that a conditional use permit be granted.