

MINUTES OF MEETING
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date April 9, 1990
Time 7:00 P.M.
Place City Hall

Appeals Case No. 90-194
Appeals Case No. 90-195

Present
Darrell Tongate
Tom Mosier
Tommy Jackson

Also Present
Bill Terry
Doug Hopper
Mr. Billy Hitt
Mr. Swaney

Absent
Fred Chapman
Eddie Niebruegge

The meeting was called to order by Vice-Chairman Darrel Tongate.

Appeals Case No. (90-194), to consider the request of George Vogt, of Swaney and Vogt, for Dominion Bank, for a variance in section 11-902(i) off-street parking lot design standards, of the Zoning Ordinance.

Doug Hopper, Codes Administrator, stated the request was for an driveway aisle width less than what is required by the zoning ordinance. Mr. Vogt could not be here so Mr. Swaney will be speaking for Dominion Bank. Dominion Bank has aquired some additional land in the center and they do use the center for parking but there is not a cross parking easement agreement between the Bank and the Center. This plan is to make the Banks parking legal on their property. Mr. Swaney stated that most zoning ordinances do not address parking and the provisions in the Goodlettsville Ordinance were overlooked. The actual parking is being increased and there will be three drive-in windows. The ordinance requires an eighteen foot lane width, what is shown is a lane width of thirteen feet and eight inches. The research done shows that Goodlettsville requires thirty-two feet total width, the plan shows twenty-seven feet and eight inches, State of Tennessee requires 25.40 feet, other standards require 25.0 feet, 23.83 feet, and 26.30 feet. All the standards are less than that required by the City. The use of parallel parking would work but we have found that people are not very good at parallel parking and tend not to use parallel parking. This is strictly internal to the site, it is not a set back or property line violation. It meets all state requirements and all standards that we can find. These standards are designed on vehicles that go back to 1957 when cars were considerably larger. Based on our findings we request a variance be granted. Jackson asked about exiting the property. Swaney said that traffic would flow around the bank as it does not. Terry, Planning Director, explained the City's parking ordinance and stated that an amount of comfort level was built in to allow for ease of traffic flow. The City's engineers came up with this comfort level and that is what was adopted. If this is to wide, and I feel that it may be, it should be handled by an amendment to the ordinance. Swaney stated that since the Bank does not have a parking agreement with the center that as much parking as possible was trying to be provided on the lot. Jackson asked if more property could be leased. Swaney said he could not answer. The Plaza sign would hinder leasing more property. Tongate asked if ther were anymore questions or comments. Jackson made a motion to defer until an amendment could be taken to the Planning Commission.

Tom Mosier did not participate in this appeal due to his connection with Dominion Bank.

Appeals Case No. (90-195), to consider the request of Billy Hitt, for Tennessee Millworks, for a variance in Section 11-805(c) Exterior storage of the zoning ordinance.

Hopper stated that the request was for the property on Springfield Highway which is leased by Tennessee Millworks. Tongate asked for a copy of Section 11-805(c), which stated the outside storage provisions. Terry said the storage area requested covered two different zoning classifications. The ordinance allows storage in the rear of the principal building and the requirements are the same for the IG and CG. Bill Hitt presented a drawing showing the building and the adjacent property where the outside storage would be located. Currently window and door units are assembled in the building and they are looking at expanding the location to a distribution center and within the next two years possible building a thirty thousand square foot building for distribution. What they want now is to have the outside storage for materials that can be left out and begin distribution of goods from there with the least investment possible until they can see that it will be feasible to continue and then build the new building. A fence is requested for the use as an outside storage area. It will set back from the highway one hundred feet and the adjacent property line thirty feet. A variance for a temporary time of two years is what is needed to allow time for them to decide if the distribution will work. The lot will be graveled and cleaned and will look better than it currently does. Tongate asked what would be stored. Hitt said it would only be goods that could be left out in the weather. Jackson said from his experience that it would be a lumber yard. Terry said that a temporary variance is not possible. Mosier asked what type fence would be installed. Hitt said it would be a six foot cyclone fence and that it would improve the property. Mosier said the problem would be that with the ordinance requiring the storage to be behind the building and there not being a building on the lot there is a problem with exposure to the highway which is what is trying to be prevented with storage in the rear. An upgrade of the property in this manner would open the door to others who might want to do the same thing. Terry said this was more in the line of a temporary use permit and a variance would be inappropriate. Tongate asked if there were any more questions or comments. Due to the lack of a motion the request failed.

Darrel Tongate, Vice-Chairman

Doug Hopper, Secretary