

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

September 7, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Mark Writesman, Mike Broadwell, Brian Rager, Jay Philpot

Absent: Cisco Gilmore

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman-City Attorney, and Sharon Reed (Staff)

Chairman Writesman called the meeting to order at 5:00 pm and declared a quorum. McCormick stated no changes to the agenda.

Approval of August 3, 2021 Meeting Minutes: Broadwell made a motion to approve the minutes of the August 3, 2021 meeting, Rager seconded the motion. Motion was approved unanimously.

AGENDA

Item #1 Item#1 JoJos Hot Dogs and BBQ: Request temporary use approval for an outdoor display and sale of seasonal food (ice cream) at 240 Long Hollow Pike on a portion of 8.86 acres. Property referenced as Davidson County Tax Map/Parcel #01913011000 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay. Property Owner: Daniel G. Kamin Tennessee Enterprises. Zoning Ordinance Section 14-208 (1)(o)(v).

Staff Discussion:

The City's Zoning Ordinance for permanent food trucks does not apply to properties east of I-65 due to the numerous permanent food service establishments in this area. The Zoning Ordinance Temporary Use section includes provisions for sales of food and merchandise for sixty (60) days a year. Staff has discussed options with applicant including location and screening of the trailer with solid fencing and landscaping (except for service windows) to be able to regulate the set as a permanent use on the property.

-Staff presented the Zoning Ordinance Sections regarding Temporary Use Permits, Outdoor Displays, Sales of Seasonal Foods or Merchandise.

-Staff presented the Commercial District Regulations regarding Mobile Food Service.

-Staff recommends approval with the listed stipulations based on the large developed commercial site including areas for off-street parking for the proposed temporary use connected to the existing on-site existing permanent food service use:

1. Sixty (60) days trailer permitted anywhere on-site
2. Sixty (60) days starting Wednesday September 8th- Friday November 12th or Sixty (60) days dispersed over remainder of year. Applicant to provide list to staff for review and approval of proposed dispersed sixty (60) days
3. If trailer parked on-site outside the permitted sixty (60) days to be parked at back of site behind building and not used for business

4. Additional temporary use permit required for 2022 reviewed and approved by staff with sixty (60) days either at one time or dispersed over year
5. Temporary use to comply with City's Temporary Sign Ordinance regarding maximum number, size, and duration of temporary signs

Item Representative: Timothy Pearson

Board Discussion:

-Philpot asked where will the trailer park after the sixty (60) days permit?

-McCormick states after the sixty (60) days they will need to park in the back behind building and not used for business.

-Broadwell discussed if after sixty (60) days if they could still use truck for making food but use main building instead for service.

-McCormick discussed if parked in the back and not used for customers then could be considered similar to the smoker or outdoor cooking equipment

-Freeman discussed the mobile food service location within 200 feet of the existing building.

-McCormick discussed this ordinance section would not apply since the truck is on the East side of I-65 but the 200 feet separation would not be an issue since the food truck is connected to the business. Typically, food trucks are not parked associated with an adjacent permanent restaurant.

No one else present to speak, Writesman closed the public hearing.

Motion: Motion by Broadwell to approve the request with stipulations, seconded by Rager. Motion passed unanimously.

The meeting adjourned at 5:09 pm.

Mark Writesman, Chairman

Sharon Reed, Planning Assistant