

**OFFICIAL MINUTES OF THE GOODLETTSVILLE  
BOARD OF ZONING AND SIGN APPEALS**

**Date:** July 8, 2013

**Time:** 5:00 P.M.

**Place:** Massie Chambers- Goodlettsville City Hall

**Members Present:** Tom Mosier, Owen Sanders, William Carter, Commissioner Zach Young

**Also Present:** Rick Gregory, Tim Ellis, Mike Bauer, Jeff McCormick, L.DiOrio, Rhonda Carson

Chairman, Tom Mosier called the meeting to order.

Mr. Owen Sanders made a motion to approve the minutes of the June 10, 2013 Board of Zoning and Sign Appeals meeting as written. Mr. Zach Young seconded the motion. The motion passed unanimously 4-0.

**CASE NO. 13-7-594 Consider a request for a temporary use permit for a farmers market to operate at the site of Riley's Café, 503 South Main St., Goodlettsville, TN 37072, being Parcel 53 on Davidson County Property Map 25-8. The property is owned by Karen & Michael Rippetoe, 3564 Brick Church Pike, Nashville, TN 37207**

This request is for a temporary use permit for seasonal food sales (Farmers Market) at Riley's Restaurant, 503 South Main St. The requested use has not been established on this property previously. The property is zoned CSL (Commercial Services Limited). Farmers markets are temporary uses and subject to the provisions governing conditional use permits in the Goodlettsville Zoning Ordinance found at:

14-208. Supplementary district regulations.

(1) Regulations applicable to all districts.

(n) Temporary use permits.

(v) Outdoor displays, sales of seasonal foods or merchandise. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that such sales and displays shall be limited to a maximum of sixty (60) days per year, and provided further, that adequate parking and traffic circulation is available and any existing business operations will not be disrupted.

Staff reviewed. Mr. Gregory stated that this request is to have a farmer's market on the site where Riley's Café is located. Mr. Gregory stated that Ms. Lisa Craig had submitted documentation with the application stating the hours of operation, traffic flow, and a diagram of tent and vendor placement of the proposed market. Documentation stated that the market will only be open Saturday mornings from 8:00 a.m. until 12:00 noon during the months of July,

August, September, and possibly October. The market will consist of local farmers and vendors with homemade items such as: baked goods, fresh produce, homemade canned items, local honey, and handmade items. All vendors selling foods and produce have met the USDA requirements. Restrooms will be available inside the existing building (Riley's Café) as well as running water and air conditioning for the public use.

Ms. Lisa Craig owner of Riley's Café confirmed with the Board that vendors were informed of the rules and regulations of the Farmer's Market and products that did not meet the criteria would not be allowed to be sold. Ms. Craig stated that she anticipated 8 or 9 vendors with tents measuring 10'x10' and meeting fire safety requirements. Zach Young asked if parking is adequate for this type of event. Ms. Craig stated that there should be enough parking and the parking lot next door may be used for overflow parking if allowed by the property owner. Chairman Mosier asked if the vendors would be parking behind the building. Ms. Craig stated that they would park their vehicles and trailers behind the building in the open area.

Based upon Staff recommendation and discussion, Zach Young made a motion to grant approval of the request to issue a temporary use permit at 503 South Main Street for a Farmer's Market at Riley's Café. William Carter seconded the motion. The motion passed unanimously, 4-0.

### **ORDER OF THE BOARD**

**WHEREAS;** the public and adjoining property owner have been adequately notified, and

**WHEREAS;** the Board has determined that the requirements of the Goodlettsville Zoning Ordinance Chapter 14-208(n) (v), have been met, and

**WHEREAS;** the Board has determined that no adverse impact will occur;

**NOW, THEREFORE, BE IT ORDERED,** based on the action by The Board of Zoning and Sign Appeals the application for a temporary use permit has been granted for a Farmer's Market at 503 South Main Street.

**Commissioner Comments:**

The meeting adjourned at 5:12 P.M.

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Owen Sanders, Vice Chairman

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Rhonda Carson, ECD Assistant