

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: December 9, 2013

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

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

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Rhonda Carson

Chairman, Tom Mosier called the meeting to order.

Zach Young made a motion to approve the minutes of the September 16, 2013 Board of Zoning and Sign Appeals meeting as written. Mr. Owen Sanders seconded the motion. The motion passed unanimously 5-0.

CASE NO. 13-12-597 Consider the request for a front yard setback variance for property in the CS (Commercial Services) district. The applicant is John Spellings, owner of BusForSale situated on property located at 813 Louisville Highway, Goodlettsville, TN as shown on Sumner County Tax Map 142, Parcel 14 and 15.

Mr. Gregory stated that this request is for a front yard setback variance. A building size variance was approved in 1999 for a 50' x 50' for the business that occupied the property at that time. The board granted relief from the building size requirements at the time, but no request for a front yard setback encroachment is recorded in the minutes of that meeting. Board members had discussion. Zach Young made a motion to approve the variance concerning the encroachment of the front corner of the existing building into the required 50 ft. front setback. Additionally, Commissioner Young requested that the approved variance in 1999 of an addition to the building which exceeded the 33 1/3 % allowable limits be recognized in this current Board of Zoning and Appeals minutes. He also requested to recognize that the 50 x 60 ft. proposed addition is just a continuation of that variance. Mr. Owen Sanders seconded the motion. The motion passed 5-0.

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, Section 14-206(4) (e) have been addressed, and

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

NOW, THEREFORE, BE IT ORDERED, a variance for a front yard setback with 50' setback requirements in the CS district is granted for 813 Louisville Highway, Goodlettsville, TN as shown on Sumner County Tax Map 142, Parcel 14 and 15. This request is granted based on Staff comments and recommendations, applicant comments, and discussion by Board members

2014 Calendar- Mr. Gregory presented the Goodlettsville Board of Zoning and Sign Appeals 2014 meetings and submittal schedule. Zach Young make a motion to approve the 2014 calendar, and Owen Sanders seconded the motion. The motion passed unanimously 5-0.

With no other business, the meeting adjourned at 5:15 p.m.

Tom Mosier, Chairman

Rhonda Carson, ECD Assistant