

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

Date: April 8, 2013

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Owen Sanders, William Carter, Commissioner Zach Young

Absent: Tom Mosier, Al Jernigan

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Rhonda Carson, Ryan Suggs, Kent Nash, and others

Vice Chairman, Owen Sanders called the meeting to order.

Zach Young made a motion to approve the minutes of the March 11, 2013 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

CASE NO. 13-04-591 Consider the request for a Conditional Use Permit for Consumer Repair Service use-Mr. Fix It All - in the CSL (Commercial Services Limited) district. The applicant is J.L Properties on behalf of James O. Lee, Jr., 203 Graves Road, Goodlettsville, TN 37072, as shown on Davidson County Tax Map 18-16, Parcel 154.

Mr. Gregory stated that the address on the Notice of Meeting had been published wrong and it should be 203 Graves Road instead of 201.

Staff reviewed. Mr. Gregory reported this request is for a consumer repair service use located in a CSL zone. The property is zoned commercial and a consumer repair business is allowed, but only with a conditional use permit. The ordinance requires that all activities of the business be conducted within completely enclosed buildings with no outside storage and that no use or storage of flammable, explosive or toxic materials or liquids is permitted. Mr. Gregory also stated that this request follows approval of use of the property by the Board of Zoning Appeals on January 10, 2000 for Lee Brothers Heating and Cooling which was involved in the repair and servicing of heating and air conditioning systems. He presented the minutes from the 01/10/2000 meeting, and showed where the conditions were agreed to and recorded at that time. He stated that if the required conditions are made a part of the record and the applicant understands and agrees to those conditions, staff recommends approval for this current request. Ryan Suggs represented the business, Mr. Fix It All. He stated this will be an expansion of his business which has been established since 1982. Mr. Suggs stated that the business does residential and commercial maintenance. He stated that this location would be used for office and warehouse of his business, and the actual work is done outside of this location. He stated the only items that might be stored outside are the work vehicles. The vehicles will be stored at

night behind a fenced in area, and employee parking may be in the front of the establishment. No other items will be stored outside. He stated that he plans on improving the building and making it a more appealing establishment. Zach Young clarified with Mr. Suggs that no other equipment such as bulldozers and such would be stored there. Mr. Suggs agreed that only work vans (vehicles) would be on the property. Owen Sanders asked Mr. Suggs if any flammable materials would be on the property. Mr. Suggs stated that no flammable material would be on the property. William Carter asked if parking could become an issue. Mr. Suggs stated that no outside customers would be coming to the business, so he did not see any issues with parking. Citizen, Kent Nash expressed concern about traffic flow on the street, what materials would be stored, and if shipments would be coming in. Mr. Suggs explained that traffic should not increase since customers do not come to the facility. He stated that only work materials would be stored inside, and no shipments will be delivered other than Fed-ex or UPS with normal delivery packages. No other questions were addressed.

Motion by Zach Young that the requirements for a conditional use permit can be met and move to approve request for a conditional use permit. Motion was seconded by William Carter. The motion passed unanimously.

ORDER OF THE BOARD

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

WHEREAS; the Board has determined that the requirement for a Conditional Use Permit in The Goodlettsville Municipal Code, Title 14, Section 14-203 have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that the conditional use permit be approved and that this order shall constitute such permit.

Commissioner Comments: No comments

The meeting adjourned at 5:30 P.M.

Owen Sanders, Vice Chairman

Rhonda Carson, ECD Assistant