

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

**Date:** June 6, 2016

**Time:** 4:30 P.M.

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

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

**Absent:** Owen Sanders, EdgarLowe

**Also Present:** Addam McCormick, Tim Ellis, Jeff McCormick, Rhonda Carson and others.

Chairman Tom Mosier called the meeting to order.

Commissioner Zach Young made a motion to approve the minutes of the January 4, 2016 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

**Item #1 {Public Hearing}**

**Busforsale.com LLC/John Spellings:** Request front building setback variance for a new building in an IR, Industrial Restrictive Zoning District adjacent to 813 Louisville Highway. Property is referenced as Sumner County Tax Map 142 Parcel 15 containing approximately 16.50 acres. BCR Holdings LLC, Property Owner. (16-2-609)

John Spellings, owner of Busforsale represented this request. He stated that currently his business includes bus sales and repair. He is proposing to open a retail shop which would be an additional 310' x 75' building. He is currently working on the plans and it will be presented in a few weeks. He requested a front building setback variance from 40 ft. to 20 ft. for the building in order to utilize more of the usable space of the property. Mr. Spellings explained how some of the property is in the floodplain and some in the floodway. He said he understood the requirements needed to develop the property and would like the opportunity to use more of the floodplain space next to the road instead of the floodway areas.

Staff reviewed. Addam McCormick discussed the location of the existing building and the proposed new building and explained the difference in floodway and floodplain. Staff recommended approval based on the new building being closer to the road to keep it in the general line of construction of to the existing building and keeping the building and site development out of the floodway. Staff discussed the large area of TDOT right-of-way at the property and how the right-of-way boundary line angles back to push the setback further back. Based on staff comments and recommendations, Commissioner Zach Young made a motion to grant the request for a front building setback variance due to the unique situation of the

floodplain/floodway and large TDOT right-of –way. Mr. William Carter seconded the motion. The motion passed unanimously 3-0.

Election of Officers was deferred to next meeting.

The meeting adjourned at 4:42 P.M.

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Tom Mosier, Chairman

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Rhonda Carson, ECD Assistant