

Nolensville Board of Zoning Appeals
Nolensville Town Hall
October 9, 2014

Members Present: Mayor Jimmy Alexander, Chairman Ken Rucker, Tommy Dugger and Wade Wakefield

Staff Present: Attorney Bob Notestine, Don Swartz and Suzanne Brown

Meeting Called to Order: By Chairman Ken Rucker at 7:01

Chairman Ken Rucker led the Pledge of Allegiance

Approval of Minutes: Tommy Dugger moved to approve minutes from the 9/11/2014 BZA Meeting and Mayor Alexander seconded the motion. Minutes were approved with correction.

New Business:

- A. 1844 Erlinger Dr. – Rear-yard set back variance to allow the construction of a screened-in porch.

Susan Davis, who resides at 1844 Erlinger Dr, spoke to the board. She said the neighbors had no problem with it and they backed up to a wooded area. The cover would go over part of an existing patio. She said there was no harm to public welfare.

After some discussion Tommy Dugger moved for approval based on the fact that there was no harm to public welfare. Mayor Alexander seconded the motion. Motion passed unanimously.

- B. 2020 Clifton Johnston Ct. – Rear-yard set back variance to allow construction of an attached gazebo.

Rebecca Coats, who resides at 2020 Clifton Johnston Ct., spoke to the board. She said they had started construction without realizing a permit and HOA approval was needed. They have since received HOA approval. She said their neighbors were ok with it and that they backed up to open space. She said there was no harm to public welfare.

After some discussion Mayor Alexander moved to approve the variance based on no harm to public welfare. Wade Wakefield seconded the motion. Motion passed unanimously.

C. 7223 Haley Industrial Drive – request for a variance to the required number of parking spaces to allow for a use of personal service (currently warehouse).

Shawn Ford, owner of Cross fit, spoke to the Board. He said he wants to relocate to 7223 Haley Industrial Drive where he would rent part of the building from, Matthew Childers, the current owner. He said the current use of the building allows for 32 spaces and the new use which falls under personal services would require an additional 4 spaces. He is asking for a variance from this.

Building Official Don Swartz defined the use of personal services.

There was some discussion among the board. It was brought up that there was no room to add any more parking spaces. It was also mentioned that both businesses may grow. It was also discussed that a new business could move in and there was no way to monitor future use and parking spaces.

Mayor Jimmy Alexander moved to deny the request based on possible harm to public welfare.

Tommy Dugger seconded the motion.

Motion to deny passed unanimously.

ADJOURNMENT:

Tommy Dugger moved to adjourn.

Chairman, Ken Rucker, seconded the motion.

Meeting adjourned at 7:28.


Chairman

12-11-14
Date