

Nolensville Board of Zoning Appeals  
Nolensville Town Hall  
March 12, 2015 7:00 p.m.

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

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

**Meeting Called to Order:** By Chairman Ken Rucker at 7:03 p.m.

**Pledge of Allegiance:** Led by Chairman Ken Rucker

**Approval of Minutes:** Tommy Dugger moved to approve minutes from the 2/12/2015 BZA meeting as amended. It was seconded by Wade Wakefield. The motion passed unanimously.

**Announcements:** None

**New Business:**

1. Request for a reduction of the number of required parking spaces for the proposed re-build of the Twice Daily convenience store located at 910 Oldham Dr. The Nolensville zoning ordinance requires 1 parking space per every 100 square feet of building area which results in 40 spaces. The applicant is requesting approval of the provision of 24 spaces, 1/167 sq.ft.. The applicant has provided supporting documentation for near-by communities.

Randy Harper, a civil engineer representing the applicant Perry Engineering, addressed the Board. He stated they want to update the facility with a 4,000 sq foot building and new pumps which is what the market needs. Currently the town's requirement would require 40 spaces for this size building. He stated having the reduced number of spaces would cut down on the amount of impervious surface and ensure traffic safety.

Citizen Bill Tisano, owner of the Nolensville Town Center, which is adjacent to the Daily's location, commented he was in favor of Daily's parking proposal but is asking for the town to give a lot of direction with the planning.

After some discussion Chairman Ken Rucker made a motion to approve the variance to allow for a minimum of 1/167 square foot parking spaces as requested which would create a minimum under the plan proposed of 24 parking spaces. This is due to the hardship created by the easements, the drainage issue that could potentially be impacted as well as for safety of traffic flow. Joan Lawler seconded the motion. It passed unanimously.

**Meeting Adjourned:** 7:28 p.m.

  
Chairman

4-9-15  
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Date