

**BOARD OF ZONING APPEALS
MINUTES
FEBRUARY 13, 2014**

The Board of Zoning Appeals met on Thursday, February 13, 2014, at 5:15 p.m. in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Paul Bonner, Jane Flatt, Sid Gilbreath, and James Dial.

MEMBER ABSENT: Kay Detwiler.

STAFF PRESENT: James Mills and Jayne Barns.

STAFF ABSENT: Ken Young.

OTHERS PRESENT: Lauren Shibakov, Keith and Raye Ann Simmons.

WELCOME NEW MEMBER – JAMES DIAL.

CONSIDER FOR APPROVAL THE MINUTES OF JANUARY 9, 2014. Paul Bonner made the motion to approve the minutes of January 9, 2014. Sid Gilbreath seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A SELF-STORAGE SERVICE FACILITY ON THE PROPERTY LOCATED AT 71 WESLEY DRIVE. REQUEST SUBMITTED BY KEITH SIMMONS. James Mills stated that Mr. Keith Simmons has submitted a request for a special exception to allow a self-service storage facility (mini-warehouses) on his property located at 71 Wesley Drive.

The subject property is zoned as CG, General Commercial. Self-service storage facilities (mini-warehouses) are a use permitted on appeal (special exception) in the CG district when meeting the standards of Section 206.13 of the Zoning Code. These standards are as follows:

- Parking shall be provided in parking/driving lanes adjacent to the storage buildings. These lanes shall be at least twenty-six (26) feet wide when storage cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane. Said lanes shall be surfaced with asphalt or concrete.
- A minimum of two (2) parking spaces plus one (1) additional space for every two-hundred (200) storage cubicles shall be located adjacent to the facility's office.
- No self-service storage facility shall exceed eighteen (18) feet in height.
- Except for the sale or auction of items foreclosed upon by the owner of the facility, the sale or auction of any item is specifically prohibited.

- The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is specifically prohibited and all rental contracts shall include clauses prohibiting such storage.
- The servicing or repair of motor vehicles, boats, trailers, lawnmowers or any similar equipment is specifically prohibited.
- No outdoor storage shall be permitted.

Staff recommended approval of the request, subject to compliance with the provisions of Section 206.13 of the Zoning Code.

Sid Gilbreath made the motion to approve the request for a Special Exception to allow a self-storage facility on the property located at 71 Wesley Drive. Paul Bonner seconded the motion and the motion carried unanimously. **APPROVED.**

ADJOURNMENT: 5:20 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JANE FLATT, CHAIRMAN
BOARD OF ZONING APPEALS**