

MEETING REPORT  
LOUISVILLE BOARD OF ZONING APPEALS  
Louisville Town Hall  
May 05, 2016  
6:00 PM

MEMBERS PRESENT

Tom Swicegood  
Ray Evans  
Jenny Anderton

MEMBERS ABSENT

Lance Campbell  
Jim Brown

OTHERS

John Cook  
Linda Webb

BCPO Staff Representative: John Lamb unable to attend.

**Call To Order – Roll Call**

At 6:00 PM May 05, 2016, BZA Chairman Tom Swicegood called the meeting to order and called the roll. Three members were present.

**Approval of Previous Minutes**

**MOTION** by Jenny Anderton to approve the minutes of the September 29, 2015 meeting of the Board of Zoning Appeals. Second by Ray Evans. Vote: UNANIMOUS.  
**MOTION PASSES**

**Business Items:**

**Cook Bros, LLC, 3571 Louisville Road, request for special exception for distance between driveways.**

Chairman Swicegood reviewed the background information regarding the request for special exception by Cook Bros., LLC, 3571 Louisville Road, to locate a second driveway into their facility at less than the 200 foot separation designated in the Zoning Ordinance for driveways connecting onto an arterial road. Cook Bros., LLC is expanding their facility with the addition of a warehouse and design studio located on the back side of an existing development. Due to large trucks bringing supplies to the warehouse, Cook Bros, LLC has designed a second driveway to accommodate the large trucks accessing the warehouse. The existing driveway does not allow suitable clearance along the existing building for access to the proposed warehouse area. The centerline of the proposed second driveway is approximately 170 feet from the centerline of the original driveway. The Zoning Ordinance provides for the BZA to grant a special exception to the ingress/egress requirements. The BZA must find that adherence to the standards would result in a driveway location that hinders the free flow of traffic or creates a hazard on a public or private way. The exception granted must be the minimum necessary to provide relief and ensure public safety.

John Cook, partner in Cook Bros., LLC, presented the site plan and reasons for the second driveway. Mr. Cook explained that the second driveway was located as close as possible to the adjacent property since the covenant requires a 15 foot setback from the edge of the driveway to the property line. Mr. Cook also explained that he has already received approval from TDOT for the proposed additional driveway but the Town of Louisville requirements are stricter than TDOT.

The BZA continued with extensive discussion concerning the need for and location of the second driveway. The conclusion of the BZA was that, in the interest of public safety, the second driveway was required to alleviate potential traffic hazards on Louisville Road. The second driveway would allow unimpeded right and left hand turns by the large trucks delivering supplies to the warehouse. The BZA also agreed that the location of the second driveway was located as far as allowable from the original driveway.

The BZA also concluded that the existing Zoning Ordinance is somewhat ambiguous concerning the allowable distance between driveways. For example, the 200 foot distance between driveways does not specify whether this distance is center-to-center or edge-to-edge. The BZA will communicate back to the Planning Commission the concerns about the perceived ambiguous regulations concerning driveway spacing.

**MOTION** by Ray Evans to approve Cook Bros., LLC request for special exception considering the 200 foot regulation is not clearly defined and the second driveway will result in greater public safety. Second by Jenny Anderton. Vote: Tom Swicegood – Yes, Ray Evans – Yes, Jenny Anderton - Yes. **MOTION PASSES**

Chairman Swicegood will prepare a letter to Cook Bros., LLC confirming the approval of their request for a special exception for location of the second driveway.

### **Adjourn**

**MOTION** by Jenny Anderton to adjourn, Second by Ray Evans. VOTE: UNANIMOUS. Meeting adjourned at 6:47 PM.