

CITY OF LEBANON
APPLICATION FOR CONDITIONAL USE
STATEMENT OF INTENT

FILE

JUN 18 2021

CITY OF LEBANON
Planning & Zoning Department

Docket # 21-37

This application and all accompanying information must be completed and filed in the City of Lebanon Planning & Zoning Office not less than 15 days prior to the regular meeting of the City Board of Zoning Appeals.

1. **Applicant:** Name PILOT FLYING J Phone # 865-474-3469

Address 5508 LONAS DR KNOXVILLE TN 37909

E-Mail Address: ROSS.SHAVER@PILOTTRAVELCENTERS.COM

2. **Property Owner:** Name CFJ PROPERTIES Phone # 865-474-3469

Address PO BOX 54470 LEXINGTON, KY 40555

E-Mail Address: ROSS.SHAVER@PILOTTRAVELCENTERS.COM

3. **Applicants agent, attorney or other contact (if any):**

Name TEXAS REPUBLIC SIGNS, LLC Phone # 832-727-5415

Address 2211 PECH RD HOUSTON TX 77055

E-Mail Address: TODD@TEXASREPUBLICSIGNS.COM / BRAD@TEXASREPUBLICSIGNS.COM

4. **Subject Property:**

Street or road #/ address of subject property: 520 SOUTH STATE RD 39

Zoning Classification of Property: PBI

Legal Description of property (attach sheet) PT NE 01-18-1W 14.11A FLYING J

Size of property (dimensions and /or acreage): 14.11 ACRES

Current use of property: FUEL STATION, CONVENIENT STORE, RESTAURANT

Comprehensive Plan Designation: _____

5. **Requested Conditional Use** (provide a detailed description of Conditional Use requested):

REQUESTING A SINGLE POLE SIGN WITH FLYING J, PRICE SIGN, HUDDLE HOUSE TENNATS 534.2 @ 90'0"

6. **Site Plan:** Attach a site plan drawn to scale showing the dimensions of the property, all required setbacks, and the size and location of all existing and proposed buildings and other improvements, including but not limited to those involving the requested Conditional Use...

I affirm that the information contained in the application and its supplements is true and correct.

Date 6-17-2021 Signature MICHAEL B. VERTI

Conditional Use
Proposed Findings of Fact

The following conditions must exist in order to grant a Conditional Use. In the space provided, please indicate how the proposed use will conform to the following conditions.

1. The proposed use is listed as a Conditional Use for the particular zoning district of the subject site.

YES

2. The established, maintenance, or operation of the Conditional Use will not be determined to or endangered the public health, safety, morals, or general welfare of the community.

THE ESTABLISHED, OPERATION AND MAINTENANCE OF THE CONDITIONAL USE WILL NOT BE DETERMINED TO ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE COMMUNITY.

3. The Conditional Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for lawfully-permitted purposes, nor substantially diminished or impaired property values within the neighborhood and zoning district.

THE CONDITIONAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF THE PROPERTIES IN THE IMMEDIATE VICINITY. NOR WILL IT DIMINISH OR IMPAIR PROPERTY VALUES. IT WILL ENHANCE

4. The establishment of the Conditional Use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

THE CONDITIONAL USE WILL NOT EFFECT THE SURROUNDING PROPERTIES IN THE ZONING DISTRICT.

5. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

YES, ALL HAVE BEEN PROVIDED.

6. The proposed use is not in conflict with the goals of the Comprehensive Plan or the Unified Development Ordinance.

THE PROPOSED USE IS NOT IN CONFLICT.

AFFIDAVIT AND CONSENT OF PROPERTY OWNER

If the owner(s) of the subject is/are giving authorization for someone else to apply for the variance, this Affidavit must be completed and signed by the owner(s), and submitted with the Application.

I (we) Pilot Travel Centers LLC
(owner of subject property), being duly sworn, state as follows:

1. I am a competent adult, over 21 years of age, and have personal knowledge of the matters stated in this affidavit.
2. I (we) am (are) the owner(s) of the property commonly known or legally described as

520 S SR 39

(property address or legal description)

3. I (we) are aware of the variance requested by TEXAS REPUBLIC SIGNS, LLC
(applicant's name),

relating to my property, and I (we) authorize the applicant to seek this variance.

I affirm under the penalties of perjury that the foregoing statements are true and correct.

Ross E. Shaw

6-14-21

Signature

Date

Signature

Date