

MINUTES OF THE MEETING
GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

Date: September 18, 2006

Time: 5:00 PM

Place: City Hall, Massie Auditorium

Members Present: Tom Mosier, Owen Sanders, Ed Lowe, Glen Garrett, Al Jernigan

Also Present: Rick Gregory, Vicky Ignatz, Rick Morgan, Ryan Kring, Gary Manning

Item #1 – Minutes of the July 20, 200 Board of Zoning and Sign Appeals board meeting stand approved as written.

Item #2 – **CASE NO. 06-09-046** – Consider the request for a variance to the maximum display surface are in the Mall Sign Zone for property at 317 Bluebird Drive, Davidson County Tax Map 34-A, Parcel 104. The applicant is Gordon Food Services, 420 Fiftieth Street, SW, Grand Rapids, MI 49501.

Analysis - Staff reviewed. Gregory reported the applicant is requesting to place a complying, ninety-six (96) square foot sign on the two (2) existing sign poles. These sixty-six (66) feet tall poles remain from previous tenant's signage. Maximum height of a sign in the Mall Sign Zone is thirty (30) feet and limits the signage to one (1) free standing pole according to the Goodlettsville Sign Ordinance. The height of the existing poles would provide better visibility for a sign advertising a business new to our area; however, the applicant has not provided proof of hardship nor identified any special condition specific to the property.

Discussion - Rick Morgan, Gordon Food Services, responded that the existing height of the poles is critical to visibility from Rivergate Parkway, the business is a new entity in Nashville and proper advertising is vital. Morgan stipulated that the company is agreeable to removing one pole and utilizing the second pole at the current height. Morgan asked the board to consider a ten (10) year variance to the height requirement; thereafter, the signage would be replaced to meet applicable sign zone regulations. Mosier and Lowe were concerned about establishing a variance precedent for the Mall Sign Zone district without clearly defined hardships or special conditions to the site.

Action of the Board – Motion by Garrett to deny Gordon Food Services a variance to the Goodlettsville Sign Ordinance regarding maximum height requirements and permitting multiple free standing poles in the Mall Sign Zone for property at 317 Bluebird Drive, Davidson County Tax Map 34-A, Parcel 104. Motion seconded by Sanders. Motion passed unanimously, 4-0.

ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have been adequately notified, and

WHEREAS; the Board has determined that the requirements of Chapter 14-105, Section 5.3 of the Goodlettsville Sign Ordinance have not been met, and

WHEREAS, the Board has determined that adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, a variance to the Goodlettsville Sign Ordinance regarding maximum height requirements and permitting multiple free standing poles in the Mall

Sign Zone for the proposed Gordon Food Services, 317 Bluebird Drive, Davidson County Tax Map 34-A, Parcel 104 is denied.

Item #3 – CASE NO. 06-09-047 – Consider the request for a variance to the maximum display surface in the City Sign Zone for property at 500 South Main Street, Davidson County Tax Map 25-8, Parcel 79. The applicant is Goodlettsville Advance LLC, 112 Long Hollow Pike, Suite 212, Goodlettsville, TN 37072.

Analysis - Staff reviewed. Gregory reported the applicant is requesting placement of a one hundred and eight (108) square foot sign in the City Sign Zone District in which fifty (50) square feet is the maximum allowable sign size according to the Goodlettsville Sign Ordinance. The applicant has not provided proof of hardship nor identified any special condition specific to the property.

Discussion - Ryan Kring, the applicant's representative, stated the Goodlettsville Sign Ordinance permits two (2) pylon signs on-site, one (1) fronting Main Street and one (1) fronting Hollywood Street. The hardship is maintaining the spirit of the ordinance. The applicant would prefer utilizing only one seventy-five (75) square foot free standing pylon sign on-site at Main Street. A large pylon sign on Hollywood Street would not be beneficial to adjoining residential properties. Landscaping will mature and eventually hamper wall signage on west elevation of building. Gary Manning stated the applicant is a corporate friend to the City of Goodlettsville and has worked extremely hard to comply with the Commercial Core Overlay District requirements.

Action of the Board – Motion by Lowe to deny a request by Goodlettsville Advance LLC for a variance to the maximum display surface in the City Sign Zone for property at 500 South Main Street, Davidson County Tax Map 25-8, Parcel 79. Motion seconded by Jernigan. Motion passed unanimously, 4-0.

ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have been adequately notified, and

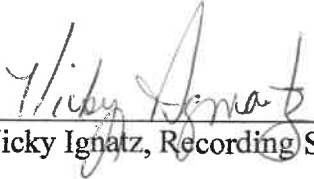
WHEREAS; the Board has determined that the requirements of Chapter 14-105, Section 5.1 of the Goodlettsville Sign Ordinance have not been met, and

WHEREAS, the Board has determined that adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, a variance request to the Goodlettsville Sign Ordinance regarding maximum display surface of fifty (50) square foot in the City Sign Zone for property at Goodlettsville Advance, LLC, 500 South Main Street, Davidson County Tax Map 25-8, Parcel 79 is denied.



Tom Mosier, Chairman



Vicky Ignatz, Recording Secretary