

MINUTES OF THE GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: January 23, 2006

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Owen Sanders, Al Jernigan

Members Absent: Glen Garrett, Ed Lowe

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

The meeting was called to order by Chairman Tom Mosier. Minutes of the December 12, 2005 Zoning and Sign Appeals Board were approved as written. The applicant was not present for the hearing and did not provide additional visual illustrations requested by staff.

CASE NO. 06-01-045 – Consider the request for a variance to the Goodlettsville Sign Ordinance to allow mounted billboard advertising on the CBL & Associates, Rivergate Mall property, Davidson County Tax Map 26-14, Parcel 24. The applicant is Fast Lane Transit Advertising, 418 N. Broadway, Portland, TN 37148.

Staff reviewed. Gregory reported the first part of the request is to allow the placement of billboards on the exterior façade of Rivergate Mall. The Goodlettsville Sign Ordinance restricts adverting (billboard) signs to CG, IR and IG zoning districts within the Interstate Sign Zone. Rivergate Mall is subsequently zoned Commercial Services Limited (CSL) and not located within the Interstate Sign Zone. The second part of the request is to locate signage, not to exceed fifteen (15) percent of the building façade or seventy-five square feet, whichever is greater. The Goodlettsville Sign Ordinance allows for ten (10) percent maximum square footage of the wall to which the sign is attached. The final portion of the request is to allow the sale of advertising space per an existing agreement. Staff has no supporting information confirming the agreement or photo examples of the product. This request is not in compliance with the signage regulations for the CSL zoning district nor has the applicant provided proof of any hardship or identified any special condition specific to this property.

Mosier stated he has spoken with Brenda Neely, Rivergate Mall Manager, regarding this issue. Mrs. Neely has spoken with a representative of Fast Lane Transit Advertising relating to this type signage at Rivergate Mall. She informed the representative that they would contact the company if they were interested in pursuing the advertising venture; however, management had no immediate plans to do so.

Motion by Mosier to deny the request for a variance to the Goodlettsville Sign Ordinance to allow mounted billboard advertising on the CBL & Associates, Rivergate Mall property, Davidson County Tax Map 26-14, Parcel 24 by Fast Lane Transit Advertising, 418 N.

Broadway, Portland, TN due to non-compliance with the Goodlettsville Sign Ordinance relating to billboard signage specifications and lack of proof of hardship. Motion seconded by Sanders. Motion passed unanimously, 3-0.

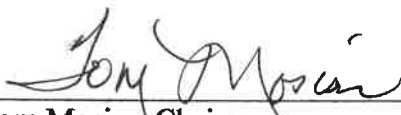
ORDER OF THE BOARD

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

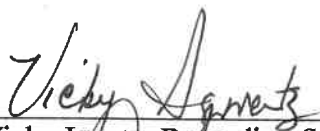
WHEREAS; the Board has determined that the requirements of Chapter 14-105, Section 5.1(a) (1) and (b)(1), Section 5.3 and Section 5.4 of the Goodlettsville Sign Ordinance and Goodlettsville Zoning Ordinance, Section 14-1408(c) have been not been met, and

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

NOW, THEREFORE, BE IT ORDERED, ORDER OF THE BOARD the request by Fast Lane Transit Advertising, 418 N. Broadway, Portland, TN for a variance to the Goodlettsville Sign Ordinance to allow mounted billboard advertising on the CBL & Associates, Rivergate Mall property, Davidson County Tax Map 26-14, Parcel 24 is denied due to non-compliance with the Goodlettsville Sign Ordinance relating to billboard signage zoning district specifications and lack of proof of hardship.



Tom Mosier, Chairman



Vicky Ignatz, Recording Secretary