

MINUTES OF THE GOODLETSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: March 12, 2001

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Owen Sanders, Edgar Lowe

Staff Present: Bennie Lane, Vicky Ignatz

Others Present: Mark Borns

Cases Heard: 2001-03-034

The meeting was called to order by Tom Mosier, Chairperson. Motion by Sanders to approve the minutes of the January 15, 2001 Appeals Board meeting as written. Motion seconded by Lowe. Motion passed unanimously.

CASE 2001-03-034 Consider a request for a front yard variance in the sign ordinance for Expressway Citgo, 937 Louisville Highway, Sumner Co. Tax Map 141, Parcel 48.01. The applicant is Mark Borns.

Analysis – Staff reviewed. This location has been used as a gas station and convenience Store for several years, and it recently had a change of ownership. The Sign Ordinance provides that when a property changes owners, all signs must be brought into compliance. The property in the past had three sign structures in use, two of which were actually on the state right-of-way for US 31W. These two signs must be removed.

The variance request is for an existing pole sign location and associated concrete base which will violate the setback requirement. The concrete support base for the sign and the pole itself are actually about 9 feet from the property line, and the required setback is 10 feet. However, the leading edge of the sign will be about 3 to 4 feet from the line.

Discussion - Mosier questioned if Mark Borns was aware the two existing signs would need to be removed from the premises. Mr. Born stated he was aware of the need to remove the existing signs. Borns stated the new interstate sign would measure 10 ft. x 10 ft. and would be mounted on the existing 60 ft. pole and concrete base. Lowe noted the maximum size of 175 sq. ft. was within the sign ordinance requirements.

Action of the Board - Motion by Lowe to grant a 5 ft. minimum setback variance for a mounted pole sign at 937 Louisville Highway due to the hardship of relocating the existing pole and concrete base. Conditions of the variance approval include: 1) The two existing sign structures must be removed from the property; 2) The Board requires a structural analysis of the existing base and pole to determine the proposed sign can be properly supported; 3) In the event of total destruction of the sign and structure by a

natural phenomenon or vandalism, any new sign must comply with current sign ordinance requirements. Motion seconded by Sanders. Motion passed unanimously.

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 Section 14-307(f) have been met, and

WHEREAS, the Board has determined that no adverse impact will occur;

NOW, THEREFORE, BE IT ORDERED, that a minimum setback variance of 5 ft. be granted for a mounted pole sign at 937 Louisville Highway. Conditions of the variance approval include: 1) Two additional existing sign structures must be removed from the premises; 2) The Board requires a structural analysis of the remaining base and pole to determine if the proposed sign can be properly supported; 3) In the event of total destruction of the sign and structure by a natural phenomenon, vandalism, etc., any new sign must comply with current sign ordinance requirements.

Tom Mosier, Chairperson


Vicky Ignatz, Recording Secretary