

MINUTES
TOWNSEND BOARD OF ZONING APPEALS
OCTOBER 31, 2011

Members Present
Wes Siegrist, Sec
Michael Talley

Members Absent
Meghann Byrd, Chair

Others Present
Shelia Moss
J. Carl Goodman

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF MINUTES

Secretary Siegrist called the meeting to order at 6:20 P.M. on October 31, 2011 at the city hall. After review of the August Minutes, a motion was made by Michael Talley and seconded by Wes Siegrist to approve the August 23, 2011 Board of Zoning Appeals Minutes as written. The motion passed unanimously.

ADMINISTRATIVE REVIEW, TRILLIUM COVE POA

The board conducted an administrative review regarding the denial of a building permit for two free-standing signs approximately 32 square feet in area for Trillium Cove off U. S. 321 in a B-1 District. Section 8-308.5 (1) allows only 1 free-standing sign per parcel. This particular development is a Planned Unit Commercial Development with an existing Major Directory Sign approximately 144 square feet in area. Staff stated that the board needed to make a decision on whether the building official acted properly in the denial of the permit. The opinion of staff was that the building official acted in conformance with the zoning code in denial of the permit due to the permit request not being in conformance with the zoning code. After further discussion, a motion was made by Michael Talley and seconded by Wes Siegrist that the building official acted in conformance with the zoning code in denying the permit. The motion passed unanimously.

VARIANCE FROM SIGN REGULATIONS, TRILLIUM COVE, POA, TAX MAP 96E, GROUP C, PARCEL 2.00

An applicant was present to request a variance from Section 8-308.5(1) that permits 1 free-standing sign per parcel. The property in question is a Planned Unit Commercial Development off U, S, 321 within a B-1 District. The applicant is proposing to install 2 signs on either side of an existing Major Directory Sign that are approximately 32 square feet in size for each sign. The applicant is referring to the signs as temporary, but is requesting the signs be installed on a permanent structure for 2 years. The applicant discussed the need for additional signage to generate additional business. Staff stated that the visibility along the highway was adequate, there were no other signs in the vicinity that detracted from the sign and the existing sign was of adequate size. Staff stated the proposed signs would not be considered temporary due to the more permanent structure installed, the time period exceeding what is allowed for temporary signs and the fact that the zoning code specifies what temporary signs typically advertise. These particular signs would be advertising for goods and services that are a continuous business and not a special event or other activity that is temporary in nature. The criteria for granting a variance involve inherent property characteristics that create a hardship on a property owner and are unique to that particular property. In this case, the request is self-created, does not involve any unique property characteristics and is not consistent with the intent and purpose of the zoning code. After further discussion with the applicant, a motion was made by Michael Talley and seconded by Wes Siegrist to deny the variance request based on the stated reasons. The motion passed unanimously.

At 7:10 PM, with no further business the meeting was adjourned.

Secretary

Date