

Town of Thompson's Station
Board of Zoning Appeals
Minutes of the Special Called Meeting
Held On October 18, 2004

Board Members Present

Archie Buttrey, Chairman
Dale Stevens, Vice-Chairman
Martha Irwin, Secretary

Staff Members Present

Mike Wood, City Planner
Larry Craig, City Attorney
Tom King, City Engineer
Doug Goetsch, City Recorder

Chairman Archie Buttrey called to order the October 18, 2004 special called meeting of the Thompson's Station Board of Zoning Appeals at 6:00 p.m. at the Thompson's Station Community Center. This meeting was advertised in the October 3, 2004 edition of the *Williamson A.M.* newspaper.

The minutes of the May 17, 2004 meeting were previously submitted and motion to approve the minutes was made by Martha Irwin, seconded by Dale Stevens, and the minutes were approved as submitted.

Heritage Commons Public Hearing - Applicant has requested a variance from the sign regulations of the Zoning ordinance. Mr. Randy Perry of Palmer Engineering represented the applicant and asked that a variance be granted that would allow the construction of a single shopping center sign with smaller individual tenant signs. The shopping center sign would be 25 feet high and the tenant signs would be six feet high. The applicant presented sign plans and drawings depicting the proposed designs.

Mr. Stevens inquired whether modifications to the zoning ordinance would be made to allow this type of signage and Mike Wood responded that a new zoning ordinance was being developed and that this would be included in the new ordinance.

Chairman Buttrey opened the floor for a public hearing on this variance request, but no citizens came forward to speak for or against this request.

Thompson's Station Church Public Hearing – Applicant has requested a variance on the minimum spacing between structures. Dr. Tom McCoy represented the applicant and explained that the church wants to install portable buildings on this site and asks for a variance on the minimum spacing between the buildings specified in the zoning ordinance. They chose this site and configuration to help conceal the buildings from the road and provide closer access to restroom facilities. The additional space is required because of growth in church attendance.

Mr. Stevens asked whether local fire officials had been consulted on this proposed configuration and if fire trucks could fit between the buildings and if the portables were a temporary use or permanent. Dr. McCoy stated that fire officials had not yet been

consulted on this issue and that it was hoped the structures would be a temporary solution, but could not predict how long they would be in place.

Ms. Irwin asked if the school district has the same distance requirements for their portable buildings and City Planner Wood responded that he did not know the answer to that question.

The public hearing was opened for persons to speak for or against this variance request.

Mr. Sam Albert of 2620 Thompson's Station Road East stated that his property was adjacent to this site and he was concerned that a portion of the tree line would be within five feet of the buildings as part of this variance request. He asked that the tree line be maintained as currently configured.

Dr. McCoy stated that the original site plans had called for a fence between this property and Mr. Albert's property, but with concurrence of all parties, a tree line was planted instead.

The public hearing was then closed.

Heritage Commons Sign Variance Request - City Attorney Craig suggested that a copy of the tenant agreement that tenants will be required to sign (which includes adherence to the signage and lighting standards for this site) be included as part of the minutes of this meeting. After discussion, motion to approve a sign variance for a 25-foot shopping center sign and six-foot tenant signs was made by Ms. Irwin, seconded by Mr. Stevens, and the motion was unanimously approved.

Thompson's Station Church Variance Request - After discussion, Mr. Stevens made a motion to approve the variance for distance between buildings of five feet between the portable buildings and fourteen feet from the existing house, subject to two conditions:

1. Maintaining the existing tree line between this site and Mr. Albert's property.
2. Getting a letter from local fire officials indicating that the proposed configuration will not present a fire-fighting problem.

Ms. Irwin seconded the motion and it was unanimously approved.

There being no further business, the meeting was duly adjourned at 6:30 p.m.

Signed: _____
Archie Buttrey, Chairman

Attest: _____
Martha Irwin, Secretary