

**Town of Thompson's Station
Board of Zoning Appeals
Special Called Meeting Agenda
October 18, 2016**

Meeting Called To Order

Consideration Of The Minutes Of The August 23, 2016 Meeting.

Documents:

[BZA MINS_08232016.PDF](#)

1. Appeal Of Staff Determination That The Term "Election" Is Defined As The Election Day (File: BZA 2016-003).

Documents:

[STAFF REPORT.PDF](#)

**A. Public Hearing As Advertised On The Town Website, Postings Around Town,
And In The September 18, 2016 Edition Of The Williamson AM Newspaper.**

Adjourn

*This meeting will be held in the Thompson's Station Community Center at
1555 Thompson's Station Rd West*

Town of Thompson's Station
Board of Zoning Appeals
Minutes of the Meeting
August 23, 2016

Call to Order.

The meeting of the Board of Zoning Appeals of the Town of Thompson's Station was called to order at 6:00 p.m. on Tuesday, August 23 with the required quorum. Members and staff in attendance were: Roger Nixon, board member; Mary Herring, board member; Bob Whitmer, board member; Wendy Deats, Town Planner; Joe Cosentini, Town Administrator; Jennifer Jones, Town Recorder. Chairman Archie Buttrey and Board Member Martha Irwin were unable to attend.

Board Member Herring made a motion to elect Roger Nixon as Vice-Chairman. The motion was seconded and carried unanimously.

Consideration of Minutes. The minutes of the May 5, 2015 meeting were previously submitted.

Board Member Herring moved for approval. The motion was seconded and carried unanimously.

Request for a Variance to construct a detached building within the front yard located at 1826 Thompson's Station Rd. West.

Mrs. Deats reviewed her report. Based on meeting the required findings for the variance, Staff recommended that the Board of Zoning Appeals approve the request for a variance to construct the building in front of the primary residence.

Mr. Nixon opened the public hearing

Mr. Gary Stoneburner, applicant, came forward to speak on his behalf. Mr. Steve Hocking, Mr. Stoneburner's neighbor, also came forward to speak on behalf of the applicant.

After discussion, Board Member Herring to approve the request for variance with the adoption of Staff's report with findings. The motion was seconded and carried unanimously.

Mrs. Deats updated the Board regarding the SIA (road improvements) completion date of September, 2017.

There being no further business, the meeting was adjourned at 6:15 p.m.

Roger Nixon, Vice-Chair

Jennifer Jones, Town Recorder

**Thompson's Station Board of Zoning Appeals
Staff Report - Item 1 (BZA 2016-003)
October 18, 2016**

Appeal of staff interpretation for the placement of campaign signs prior to the election.

REQUEST

The applicants, Ben Dilks and Brian Stover are requesting the Board of Zoning Appeals to overturn the determination of staff as it relates to the term “election.”

The Board of Zoning Appeals has jurisdiction over this request per section 5.5.4 (c)(i) which gives administrative review authority to the BZA “*to hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the Town Planner or other administrative official in the carrying out of enforcement of any provision of this ordinance.*”

SIGN CODE

Section 4.17.4 states campaigns signs shall not exceed 32 square feet and shall not displayed prior to 45 days prior to the election.

Staff’s has consistently applied the interpretation of the term “election” as the actual election day.

Applicant Statement:

“The ordinance states that campaign signs can be placed 45 days prior to an election. Town Staff is interpreting “election” as election day. We are interpreting “election” as when early voting begins.”

RECOMMENDATION

Staff recommends that the Board of Zoning Appeals review the code and the interpretations and render a determination.