

BOARD OF ZONING APPEALS
June 22, 2005

THE REGULAR MEETING OF THE GREENE COUNTY BOARD OF ZONING APPEALS WAS HELD ON WEDNESDAY, JUNE 22, 2005, AT 7:30 P.M.

Those present were: Raymond Daughtry, Chairman
 Bob Runkle, Vice-Chairman
 Janet Frye, Member
 Joel Snow, Member
 Richard Herring, Member
 Bart Svoboda, Zoning Official
 Krystal Brinkley, Secretary

The Chairman called the meeting to order stating that there would be one public hearing for a variance request.

PUBLIC HEARING: Tierney, LLC—Variance Request #05-015

Mr. Daughtry asked Mr. Svoboda to read the request and give a report.

Mr. Svoboda read the request: Tierney, LLC requests a variance from Article 14 of the Greene County Zoning Ordinance regarding sign regulations. This request is on property that is identified on the County Tax Maps as 66A-(A)-1 and 66A-(3)-C located on Seminole Trail in Ruckersville containing 10.5 acres and is zoned B-3, Business. (VAR#05-015)

Mr. Svoboda gave a staff report and a digital presentation. He stated that a rezoning request had been approved about one year ago for the hotel site which is located near Lake Saponi. He explained that the variance is for one 285 sq. ft. sign instead of five 100 sq. ft. signs. He stated that the 285 sq. ft. sign would serve all five parcels. He displayed the site plan for the location. He added that the ordinance does not allow the Zoning Administrator to waive the requirement; therefore, the variance was needed. He presented the sign proposal to the members. He stated that staff believes that approving the request with conditions would eliminate “sign clutter” and result in less signage along the Route 29 corridor. He stated that staff recommended approval of the request with the following condition:

1. Freestanding “business” signage be limited to 1 freestanding sign totaling 285 square feet for all 10.50 acres of land.

Mr. Daughtry swore in speakers.

Don Russell, Fried Companies, Inc., addressed the Board as the applicant. He stated that they would like to reduce the sign clutter on the property by having one sign instead of five. He believed that it would also more aesthetically pleasing to the area.

Mr. Daughtry stated that the sign could then serve ten to twelve businesses. He asked if the sign would be lit.

Mr. Russell stated that the interior of the sign would be lit. He added that all users of the parcels would be able to be accommodated.

Mr. Daughtry asked how many entrances there would be to the site.

Mr. Russell stated that there would be only one entrance.

Mr. Daughtry stated that it was his opinion that having one sign would be ideal.

Mr. Snow asked if the developer anticipated that the use of the property would grow so that additional signs might be needed, noting that an additional variance request would be necessary.

Mr. Russell stated that the proposed freestanding sign and the building signs for each business would be sufficient.

Daniel Phillips, adjoining property owner, addressed the Board. He stated that he had only been aware of a Best Western hotel being constructed and not the additional nine businesses. He added that the businesses were news to him. He added that there could be construction going on seven days a week until 7:00 pm each day. He stated that he thought there was only to be a Best Western and a restaurant. He stated that the project is very detrimental to his property as well as the property around it. He added that he would like to contact members of the Board of Supervisors regarding prohibiting construction trucks on Kiernan Lane.

Mr. Runkle asked if the height of the sign met the regulations set forth in the Zoning Ordinance.

Mr. Svoboda explained that the sign will meet the requirements set forth in Article 14-5.3 of the Zoning Ordinance. There was discussion on the sign height and requirements.

Mr. Snow asked about individual business signs.

Mr. Svoboda explained that wall signs and directional signs would be permitted as allowed by the Zoning Ordinance. He explained that the request is to allow a larger freestanding sign instead of five smaller freestanding signs as allowed by the Zoning Ordinance.

Mr. Snow asked how the buildings would be set.

Mr. Russell stated that he was unsure as to how the buildings would be set or how the wall signs will be placed on the buildings.

Mr. Svoboda explained that the Zoning Ordinance does not specify the location of wall signs. He added that there is no lighting specification as well.

Mr. Snow pointed out that the signs could be illuminated or a ground light could be used.

Mr. Svoboda stated that the Zoning Ordinance allows fifty (50) square feet of wall signage.

Mr. Russell stated that there would be a certain degree of uniform signage. He added that the sign(s) would be pleasing.

Mr. Snow reminded the members that the County does not have architectural requirements.

Mr. Daughtry stated that this seems like a good idea but added that he would like to see a smaller sign if possible.

Mr. Snow stated that he was concerned that there is no provision in the Zoning Ordinance to curtail excess signage. He pointed out that the two road frontage parcels could have overkill on signage due to the allowed wall signs.

Mr. Russell assured the Board that there will be covenants and restrictions which will prohibit a lot of the concerns mentioned by the Board. He added that there would be no flashing lights or wild colors. He noted that an establishment similar to Outback Steakhouse may want a logo on the building with possibly bold font type but there would be no flashing lights.

There were no further comments and the public hearing was closed.

Mr. Snow made a motion to approve VAR#05-015 with the following condition:

1. Freestanding "business" signage be limited to 1 freestanding sign totaling 285 square feet for all 10.50 acres of land.

Ms. Frye seconded the motion.

Mr. Daughtry asked Mr. Svoboda to call for the vote.

Mr. Svoboda called for the vote.

AYE
Mr. Runkle
Ms. Frye

NAY

Mr. Snow
Mr. Daughtry

Mr. Herring abstained from the vote.

The motion to approve carried by a 4-0 vote.

MINUTES

Mr. Herring made a motion to approve the minutes of May 25, 2005 as presented.

Mr. Snow seconded the motion.

The minutes of May 25, 2005 were unanimously approved.

OLD/NEW BUSINESS

Mr. Svoboda informed the Board that Mr. Perry has found another location for his garage but has not yet sent the letter requesting that his variance request be withdrawn.

Mr. Svoboda informed the Board that next month's meeting will be an appeal of the Zoning Official's decision regarding the transfer of division rights.

Mr. Runkle suggested that the Planning Commission be asked to study the sign ordinance regarding businesses.

There was discussion regarding the need for the sign ordinance to be reviewed and possible revised. The Board also discussed the possibility of having signage addressed in the proffers for future rezoning requests.

Mr. Daughtry suggested that a letter be sent to the Board of Supervisors asking that the Planning Commission and staff review the current sign ordinance and incorporate ideas from this request.

Mr. Runkle made a motion to have a letter sent to the Board of Supervisors regarding the revision of the sign ordinance.

Ms. Frye seconded the motion.

The motion to send a letter to the Board of Supervisors regarding the revision of the sign ordinance carried by a unanimous vote.

OTHER MATTERS

There were no other matters for discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Krystal Brinkley
Krystal Brinkley, Secretary