

BOARD OF ZONING APPEALS
July 22, 2009

THE REGULAR MEETING OF THE GREENE COUNTY BOARD OF ZONING APPEALS WAS HELD ON WEDNESDAY, JULY 22, 2009 AT 7:30 P.M.

Those present were: Joel Snow, Chairman
 Bob Runkle, Vice Chairman
 Frank Morris, Member
 Richard Herring, Member
 Janet Frye, Member
 Bart Svoboda, Zoning Administrator
 Stephanie Golon, County Planner
 Shawn Leake, Zoning Officer
 Marsha Alley, Secretary

The Chairman called the meeting to order.

PUBLIC HEARING

CVS 75711 VA, LLC requests a special exception regarding the area and height of a sign. This request is on a 3.217 acre tract zoned B-3, Business, located in Ruckersville on Seminole Trail and identified on County Tax Maps as 60C-(A)-10. (SPEX#09-002)

The Chairman asked for a report from Mr. Svoboda.

Mr. Svoboda gave a report and presentation regarding the request. He reviewed maps and renderings regarding the request. He explained that conditions could be applied as it is not a variance request. He stated that the site is located between Route 29 and Moore Road which makes it a double frontage lot. He added that the applicant is seeking a special exception to allow one sign; 20 feet tall and 50 square feet maximum allowable sign area for the parcel of land. He noted that this proposal would help eliminate "sign clutter" and result in less signage. He stated that staff recommends the following conditions for the special exception:

- a. Freestanding signage shall be limited to one freestanding sign
- b. Height shall be limited to 20 feet
- c. Signage shall be limited to a maximum of 50 square feet for the one freestanding sign
- d. A sign permit shall be obtained prior to installation of the signage
- e. Any change to this proposal shall be approved by the BZA

Mr. Snow swore in speakers and opened the public hearing.

David Stevens, applicant, addressed the Board. He stated that Mr. Svoboda had covered all of the details and that he appreciated the opportunity to be heard before the Board tonight and that he would be available for questions. He stated that CVS would be heard at a later date regarding the electronic message center request. He added

that, in his opinion, the request tonight is along the line of what sign heights should be in areas such as this and that he would not be bothered if it was in his own neighborhood.

There being no further public comment, the public hearing was closed.

There was discussion regarding the sign location being limited to the Route 29 site only. Also, discussed was the proposed electronic message center for consideration at a later date by the Planning Commission. There was a brief discussion regarding the interest in revising the ordinance in regard to sign height as opposed to hearing requests for so many special exceptions.

The Chairman reminded the Board that tonight's meeting is in regard to sign height and the special exception only, not the electronic message center.

There was discussion regarding interconnectivity between Route 29 and Moore Road and how the sign would be most beneficial for the site but aesthetically pleasing to the area as well.

Mr. Herring made a motion to approve special exception SPEX#09-002 with the following conditions:

- a. Freestanding signage shall be limited to one freestanding sign
- b. Height shall be limited to 20 feet
- c. Signage shall be limited to a maximum of 50 square feet for the one freestanding sign
- d. A sign permit shall be obtained prior to installation of the signage
- e. Any change to this proposal shall be approved by the BZA

Mr. Morris seconded the motion.

The vote was taken.

AYE

Ms. Frye
Mr. Herring

Mr. Morris
Mr. Snow

NAY

Mr. Runkle

The motion to approve special exception SPEX#09-002 with conditions carried by a 4-1 vote.

OLD/NEW BUSINESS

There was a brief discussion regarding the status of the Lamar request and court case. Also, there was a brief update as to the status of the Collier request and court case.

Mr. Svoboda stated that no applications had been received for next month's meeting.

Mr. Svoboda stated that two members have terms to expire this year. There was discussion regarding a residency requirement to serve on the BZA.

MINUTES

The minutes of the May 27, 2009 meeting were approved as submitted by a 5-0 vote.

OTHER MATTERS

There were no other matters for discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley

Marsha Alley, Secretary

Board of Zoning Appeals, Chairman

Date