

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

June 27, 2018

Present: Keith Alley, Ron Williams, Michael Wilson, Jennifer Collins, and Scott Meyer
Absent: None
Staff: Mark Shipley, Community Development Director

Item 1. Approval of Minutes for the April 25, 2018 meeting

A motion was made by Williams to approve the minutes with Wilson being added as voting yes on Items 2 and 3. The motion was seconded by Collins and the motion passed 5-0.

Ayes: Alley, Williams, Collins, Wilson, and Meyer
Nays: None
Absent: None
Abstaining: None

Item 2. Public hearing on a request for a variance to permit a changeable copy sign face for a ground mounted sign associated with the Tire Discounters proposed at 709 N. Campbell Station Road, 1 Acre, Zoned C-2 (Wesley L. Prater, Sign Services Inc., Applicant)

The staff noted that the applicant's request was initially reviewed by the Visual Resources Review Board (VRRB) at their meeting on May 22, 2018 as part of the review of a ground mounted sign. The VRRB denied the sign, as proposed, since changeable copy is not permitted and now the applicant is appealing. The staff explained that, in accordance with Section 109-10 (2) p., of the Farragut Sign Ordinance, all signs not specifically permitted are prohibited and that currently the sign ordinance provides for changeable copy signs only for schools, government owned facilities, and gas stations (prices only). The staff also indicated that per Section 109-8 (2) of the Farragut Sign Ordinance, the Board of Zoning Appeals does not have the authority to grant a variance to allow a larger sign or a sign which is otherwise not permitted in the sign ordinance.

The staff indicated that the applicant could pursue a text amendment and try to address their desires legislatively but a variance would not be an option for this request. Staff recommended denial of the variance.

Representatives for the applicant were present and after some discussion with the Board a motion was made by Meyer to deny the requested variance for the reasons noted by staff. The motion was seconded by Wilson and the motion passed 5-0.

Ayes: Alley, Williams, Collins, Wilson, and Meyer
Nays: None
Absent: None
Abstaining: None

Item 3. Public hearing on a request for a variance to permit an interstate/interchange pole sign for the Tire Discounters proposed at 709 N. Campbell Station Road, 1 Acre, Zoned C-2 (Wesley L. Prater, Sign Services Inc., Applicant)

The staff noted that the applicant's request was initially reviewed by the Visual Resources Review Board (VRRB) at their meeting on May 22, 2018 as part of the review of an interstate/interchange pole sign. The VRRB denied the sign, as proposed, since an interstate/interchange pole sign is not permitted. Now the applicant is appealing this denial.

The staff explained that the Farragut Sign Ordinance only allows interstate/interchange pole signs within the C-2 zoning district for "... business establishments that *cater to interstate travelers* by providing gas, food, or lodging ...". The proposed use caters to a local market rather than an interstate traveler and its principal business activity does not include the provision of gas, food, or lodging. As with the previous agenda item, the staff noted that the requested sign is not specifically permitted and thus is prohibited. This also involves a request for a sign which is otherwise not permitted in the sign ordinance and, consequently, constitutes a sign that cannot be allowed through a variance approval. As with the previous item, the staff indicated that the applicant has the right to request a text amendment and pursue their request through the legislative process. Staff recommended denial of the requested variance.

Representatives for the applicant were present and after some discussion with the Board a motion was made by Meyer to deny the requested variance for the reasons noted by staff. The motion was seconded by Collins and the motion passed 5-0.

Ayes: Alley, Williams, Wilson, Collins, and Meyer
Nays: None
Absent: None
Abstaining: None

The meeting adjourned at 7:40 p.m.

Scott Meyer, Secretary 