

BOARD OF ZONING APPEALS
May 27, 2009

THE REGULAR MEETING OF THE GREENE COUNTY BOARD OF ZONING APPEALS WAS HELD ON WEDNESDAY, MAY 27, 2009 AT 7:30 P.M.

Those present were: Joel Snow, Chairman
 Bob Runkle, Vice Chairman
 Frank Morris, Member
 Bart Svoboda, Zoning Administrator
 Shawn Leake, Zoning Officer

The Chairman called the meeting to order.

PUBLIC HEARING

Rapidan Retail Center, LLC/ Lamm Properties, LLC/Preddy Gables, LLC request a special exception regarding the size and display of temporary signs. This request is on a 63.56 acre tract, a 1.71 acre tract, a 9.147 acre tract, and a 19.36 acre tract, which are zoned B-3, Business, located in Ruckersville on Seminole Trail and identified on County Tax Maps as 66-(A)-48, 51, 52, & 52B. (SPEX#09-001)

The Chairman asked for a report from Mr. Svoboda.

Mr. Svoboda gave a report and presentation regarding the request. He reviewed maps and information and described the area that would be affected by the approval of the special exception. He stated that non-illuminated realty signs are allowed without permitting under 14-4 Exempt Signs as long as they do not exceed the maximum sign area or height. He added that the current regulation for a non-illuminated realty sign provides a maximum area of 50 square feet and maximum height of 15 feet. He explained that the applicant is seeking a special exception to allow one (1) freestanding non-illuminated realty sign with the proposed signage of 320 square feet and 20 feet tall. He reviewed the definitions and setbacks regarding freestanding signs. He advised the BZA that conditions could be assigned to the approval of the special exception. He stated that staff recommends the following conditions for the special exception:

- a. Freestanding signage shall be limited to one sign only for TMP 66-A-48, 51, 52, &52B.
- b. The sign shall not be illuminated.
- c. A sign permit is required prior to installation of the sign.
- d. The approved sign permit shall be valid for 1 year. After the original 1 year permit expires, a 1 year extension of the permit may be approved administratively. There may not be more than 2 administrative extensions.
- e. Height shall be limited to 20 feet.
- f. Signage shall be limited to a maximum of 320 square feet for the one sign.
- g. Any change to this proposal shall be approved by the BZA.

Mr. Svoboda stated that approval of the request would help the applicant and the citizens of the county to be able to promote that site better.

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

Steve Jones, of Fried Companies, addressed the Board. He explained that he and Tony Williams, of the Economic Development Authority, have met several times with representatives from the governor's Economic Development Partnership regarding the opportunity over the next 24 months to market sites to defense contractors who may be relocating to the area. He added that a web site is being developed to attract the potential developers and contractors. He described the general location of the sign for the best visibility. He stated that the sign would be attractive and well-maintained.

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

There was discussion regarding the location options for the sign for the best visibility, noting that there are some grade changes along Route 29. There was also discussion regarding the size of the sign and maximizing visibility as well as the setbacks that must be met. There was discussion addressing the possibility of the size of the sign decreasing as build-out occurs. There was also discussion regarding the administrative extensions for the special exception. There was discussion regarding the limitation of one sign for all of the cited parcels and the types of allowed signs. There was discussion regarding the possibility of this type of request being made on smaller parcels or even larger signs being requested. There was discussion regarding the removal of the two existing smaller signs that are currently on the site.

Mr. Runkle made a motion to approve special exception SPEX#09-001 with the following conditions:

- a. Freestanding signage shall be limited to one sign total for TMP 66-A-48, 51, 52, & 52B.
- b. The sign shall not be illuminated.
- c. A sign permit is required prior to installation of the sign.
- d. The approved sign permit shall be valid for 1 year. After the original 1 year permit expires, a 1 year extension of the permit may be approved administratively. There may not be more than 2 administrative extensions.
- e. Height shall be limited to 20 feet.
- f. Signage shall be limited to a maximum of 320 square feet for the one sign.
- g. Any change to this proposal shall be approved by the BZA.

Mr. Morris seconded the motion.

The vote was taken.

AYE

Mr. Morris
Mr. Runkle
Mr. Snow

NAY

The motion to approve special exception SPEX#09-001 with conditions carried by a 3-0 vote.

OLD/NEW BUSINESS

Mr. Svoboda stated that no applications had been received for next month's meeting. He gave a brief update on the Lamar request and the Collier request. He added that several determination letters had been issued recently, which could be appealed, but that he had no reason to believe that they would be appealed.

Mr. Svoboda welcomed and introduced the newest Board member, Frank Morris.

MINUTES

The minutes of the March 25, 2009 meeting were approved as submitted by a 3-0 vote after discussion regarding the members present at that meeting and tonight's meeting.

OTHER MATTERS

Discussion of By-laws

The scheduled discussion regarding the by-laws was postponed to another meeting in anticipation of more members being present.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley

Marsha Alley, Secretary

Board of Zoning Appeals, Chairman

Date