

BOARD OF ZONING APPEALS
March 24, 2010

THE REGULAR MEETING OF THE GREENE COUNTY BOARD OF ZONING APPEALS WAS HELD ON WEDNESDAY, MARCH 24, 2010 AT 7:30 P.M.

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

The Chairman called the meeting to order.

PUBLIC HEARINGS

McDonald's USA, LLC/Gateway Market Center request a special exception regarding the menu board size and the wall signage for a restaurant with drive-thru on a portion of a 6.762 acre tract zoned B-3, Business, located in Ruckersville on Seminole Trail/Spotswood Trail and identified on County Tax Maps as 60-(A)-20B. (SPEX#10-001)

The Chairman asked for a report from Mr. Svoboda.

Mr. Svoboda gave a report and presentation regarding the request. He reviewed maps, sketches, and photos of the site and the proposed signs. He explained the on-site circulation of traffic and the locations of the proposed signage. He mentioned that the proposed signage does not seem to overpower the building according to the submitted renderings.

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

Roger Bowers, agent for the applicant, addressed the Board. He thanked the Board and staff for their attention. He explained that the proposed menu board is used as a constant in other areas and is proposed for consistency in presentation. He explained that this size sign provides familiarity to customers and has minimal impact on the site. He added that the façade signage (name and logos) would face the entrance road and Route 33 providing recognition and identification to the public. He explained that the building provides better traffic circulation by being situated in this manner on the parcel. He added that he was available to answer any other questions.

Mr. Herring asked if the traffic design would allow for larger vehicles.

Mr. Bowers explained that the design would allow for larger vehicles to move about without constraint.

There was discussion regarding entrance/exit signs. It was noted that there would be no golden arches on the entrance/exit signs and there would be no signs located on Route 29 aside from the inclusion on the directory sign for the shopping center.

Mr. Bowers stated that McDonald's would be under a twenty year lease and would be constructing the brick building on site. He added that he anticipated them being there for a long time.

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

Ms. Frye made a motion to approve special exception SPEX#10-001.

Mr. Morris seconded the motion.

There was discussion on the motion.

Ms. Frye restated the motion to approve special exception SPEX#10-001 with the following condition:

- The special exception will apply for this structure only.

Mr. Morris seconded the motion.

The vote was taken.

AYE

Mr. Runkle
Mr. Morris
Mr. Herring
Ms. Frye
Mr. Snow

NAY

The motion to approve special exception SPEX#10-001 with conditions carried by a 5-0 vote.

OLD/NEW BUSINESS

There was no Old/New Business to discuss.

MINUTES

Mr. Herring made a motion to approve the minutes of February 24, 2010 as submitted.

Mr. Morris seconded the motion.

The minutes of February 24, 2010 were approved by a 5-0 vote.

OTHER MATTERS

Mr. Svoboda explained that the previously scheduled case for tonight was withdrawn by the applicant and a resolution had been found for that case.

There was discussion regarding several educational opportunities, if allowed by budget, for new members and other graduate courses.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley

Marsha Alley, Secretary

Board of Zoning Appeals, Chairman

Date