

BOARD OF ZONING APPEALS

MINUTES

December 7, 2021

Members Present: Michael O’Callaghan John Bruns
 Kenneth Prunier Christopher Gulliford
 Glynn Marsh

City Staff Members John P. Applegate Denise Winemiller
Present:

Mayor O’Callaghan called the Board of Zoning Appeals meeting to order and attendance was taken. All members were present.

1. Mayor O’Callaghan asked if there were any corrections or additions to the minutes from the November 2, 2021 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as presented. Mr. Marsh seconded the motion. All board members voted in favor of the minutes. The minutes were accepted as presented.

2. 21-09 Request from Eric Long, (Free Bee Pest Control LLC.), owner of 121 South Main, requesting a variance from sign regulations to allow window tint material signage on the front face of the building.

Mr. Applegate introduced Mr. Eric Long, the owner, who was at the meeting.

Mr. Long apologized that the window signs were installed prior to the city’s approval. He asked for the Board of Zoning Appeals forgiveness.

Mr. Long added that he is a new business owner and this is the first property that he has purchased. He was not aware of the city’s regulations.

Mr. Long said he has spoken to John Applegate, the city manager and he had agreed that the window signage was in good taste. He feels the window signs are not a distraction to motorists or the public as the building sets back on the lot.

The building has been vacant for several years and Mr. Long said he has been making improvements to the building and bringing everything up to current codes. Mr. Long said Free Bee Pest Control LLC. offers extermination services and works to protect and preserve honey bees.

There was a discussion over the window tint and how it applies to the city's sign code.

Mr. Applegate indicated that a variance would only apply to the current sign installation and would not transfer to another business use of the building.

Mr. Long was able to call up a picture of his building on Main Street on his phone and was able to show the board members what the signs looked like that were installed in the windows.

After a discussion, Mr. Bruns moved to approve the variance request of allowing the window tint material signage on the front face of the building located at 121 South Main Street. Mr. Gulliford seconded the motion. All concurred and variance request 21-09 was approved.

3. 21-10 Request from Justin Lawhorn of Pure Development and Lucas Ward of Whiting-Turner Contracting for a zoning variance in the sign regulations for the property at 1835 Union Airpark Blvd, to install signage in line with Amazon's standards.

Mr. Applegate said they have several representatives attending the meeting regarding the variance request, Justin Lawhorn from Pure Development, Paul Collini from Amazon, Mark Ford from Ford and Associates Architects, and Patrick Beirne from Whiting and Turner.

The variance request is for two monument signs, a directional sign, a wall sign a logo sign, and directional wall signs at the main entrance, with the signs conforming to what is customary for the signage at other Amazon Fulfillment Centers.

Justin Lawhorn of Pure Development reviewed the signage locations and sizes as presented on the plans.

Mark Ford from Ford and Associates Architects provided photos to the Board of Zoning Appeals board of similar site signs from another newly constructed Amazon facility. The variance is needed to promote proper movement of workers and trucks into the facility.

A separate sign permit had already been granted by the city at the truck entrance on Dog Leg Road.

The variance request is for two monument signs, 88 square feet each, located on Union Airpark Boulevard, one directional sign, twenty-four square feet, one wall sign, 330 square feet, south elevation, one logo sign, 297 square feet on the south side, one directional wall sign marking the main entrance, and two canopy vinyl signs, one eleven square feet and one six square feet.

Paul Collini from Amazon indicated that the signage being proposed is similar to what they have constructed at other facilities.

Mr. Applegate mentioned there may be a need for future, smaller miscellaneous signs at the site and the city will work with the end user to accommodate that, like they had previously done for the Procter and Gamble facility.

Mr. Gulliford moved to grant the sign variance request for the building located at 1835 Union Airpark Blvd. Mr. Prunier seconded the motion. All concurred and the motion was passed and the variance was granted.

3. Open Agenda

4. Mr. Bruns moved that the Board of Zoning Appeals meeting be adjourned. Mr. Gulliford seconded the motion. All concurred and the meeting was adjourned.