

SPRING HILL REGIONAL PLANNING COMMISSION

April 13, 1987

Chairman Mark Ide called the meeting to order. Members present were Loyd Anderson, Freeman Cowherd, R. B. Toone and George Jones.

Minutes of the last meetings on March 9th and March 24th were approved.

Chairman Ide: We had a report from Mayor Jones about a meeting that was coming up in Williamson County. Do you have anything to report about that meeting.

George Jones: I went to the meeting and they are trying to come up with a county wide planning and they are having trouble with the city. I was invited to their other meetings and I had a conflict each time and haven't been able to attend. They have problems and do not see where we can help them.

Chairman Ide: The Episcopal Church wants an addition on their church building, 15x20 on the south end. It joins property that is already zoned B-1; the building inspector does not see a problem with the expansion.

George Jones: Is there a variance on it?

Chairman Ide: I think the variance they are requiring is it would encroach on their property line.

Loyd Anderson: Will this be a zero lot line?

Chairman Ide: Yes. How will this affect the property next to it?

George Jones: Miss Langley is in Huntsville, Alabama and has been there about four months.

Chairman Ide: Personally, I would like to find out if she has a problem.

George Jones: I recommend we put this off until the next meeting and until we are able to contact her. Loyd Anderson seconded. All ayes. Motion carried.

Chairman Ide: R. B. Toone has volunteered to contact Miss Langley. Next, we have Mr. Wyatt, Spring Hill Discount Drugs.

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Randall Wyatt: On February 12, I believe it was, Mr. Ingram approved the sign I presented him which is the top sign in the photograph. It has met all of the regulations, is less than 6 square feet counting the base and pole. He approved that to run the length of time I have my building on the lot up there. It was up less than 24 hours and it was hit by a vehicle. I straightened it back up and it was up less than 36 hours and it was run over so badly it had to be taken down and the post reconstructed and put back up. Thursday night it was run over and flattened to the ground. We were able to get it straightened back up Friday and Friday night it was run over again. This time it broke the post off at ground level so we are back to reconstructing a sign. We have had considerable cost not only in the cost of repairing the sign but also in the cost of the loss of business due to the sign not being in the street. If the customers don't know you are there then there is no need for you to be there. Looking at those pictures, if you will, keeping in mind that the intent of the sign ordinance, as I understand it, was to keep the signs and town attractive and to make the town more attractive. I read a little independent survey of my own in front with the two signs at those locations; asked the customers in the store which one looked the best and they just made a check mark. Two check marks for the smaller sign were made by the same person and he said he always voted for the underdog, so take that for what it is worth. A goodly number of the customers felt that the bigger sign even though it does not meet the parameters of the building code or the sign ordinance that apply to me they still felt like that looked the best. If the intent of the sign ordinance was to make the town more attractive and to keep the town more attractive certainly, the people who live here feel that the larger sign is more attractive. So I am here tonight, since I have got to construct a sign anyway, asking permission to place the larger sign which is the bottom photograph on the two small cards I gave you, at the approved site where it sits there in the picture for the length of time that my building will be allowed to sit on the lot up there at Kirk's Market.

Chairman Ide: Here is Bobby Ingram's remarks. He said this is the same sign request Mr. Wyatt had on several occasions. It is still not in performance with the ordinance. He says there are several options open to Mr. Wyatt that would be better than the existing signs and still be in compliance with the ordinances. What he is saying is you are giving us basically two options and there may be other in between that could be done that would be more to your needs and yet within the ordinances.

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Randall Wyatt: I appreciate Mr. Ingram's kindness during all this ordeal with the sign talk. I have grown fond of the gentleman over the last several months. He has a challenge like the rest of us. I would certainly entertain what those options would be.

Chairman Ide: Just larger signs although not quite as large as the one there, that you are proposing.

Randall Wyatt: No bigger than 6 square feet is large as he can approve and the unfortunate thing there is the smaller sign was approved is it is too small to be seen beneath the tail gate of a truck, just like a small child standing behind a truck, could be squashed real easily. My sign, last Thursday night when it got run over was run over head-on.

Mark Ide: How long will it be before Kirk's sign has to come down and the liquor store's sign has to come down.

George Jones: Their time should be coming pretty close and Loyd has got one up there that has to come down. I didn't know anything about this until Monday morning. This didn't come in until Friday and we haven't had a chance to get it to the people. We are supposed to have it fourteen days before hand and really need more. You say you would like to know the other options. I suggest getting with Bobby and seeing what the options are and try to present this back two weeks before the next meeting to where the council will have time to look at it.

Randall Wyatt: I would have been glad to present it earlier if it had been run over earlier. I'm between a rock and a hard place.

George Jones: It doesn't meet the regulations of the sign ordinance and we haven't made any variances at this point and if you ever start a variance there is no door shutting to a variance. I have tried to explain this before. Of course, there are four other guys on the board.

Mark Ide: Let me express two thoughts. One is, everyone on this piece of property is going to have to get together and work out something in the future for a sign because they are all going to come down. Now we are getting even closer to the time where it is going to have to happen.

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R. B. Toone: I would like to remind you of the very first day the sign was put up. I go by there, I guess, as much as anybody in Spring Hill at one time or other, several times every day and it had not been up but for a few hours until somebody came by and turns the arrow around. I raised it back up three or four times when it was still intact on the little pole. With that type of sign there is no way on earth that that will be feasible there. They will just keep on running over it right there.

George Jones: Can you construct it with something strong enough that when they run over it they are not going to do it but one time. It is about the flimsiest, it is just like a real estate sign. There is nothing there but a small piece of iron pipe.

Randall Wyatt: If I had two poles, but I have to count the air space under the sign which would make the sign even smaller.

George Jones: You don't have to have two poles. Just put one up that will hold it.

Randall Wyatt: If I used a piece of railroad track, then I'll have to cut the sign down even more, because the square inches of the sign, of the post will mean I will lose at least a foot of sign space.

Chairman Ide: Is your sign functional? It has been destroyed this last time it was hit.

Randall Wyatt: If we were to rebuild the posts; the panels are broken; they would not look good but would be serviceable.

Chairman Ide: For the sake of good neighbor relations and to promote the business of our community I would like to recommend that we give Mr. Wyatt three months variance to use his old sign and during that time for him to meet with the people who own businesses on that lot to come up with some kind of a presentation to us as to what they would all like to do for a final solution to their signs that will meet our sign ordinance for the future.

George Jones: Mark, we have given him variances on top of variances and I think 30 days is long enough to make a decision what they want to do. I don't see that you need 90 days. In fact, I am going to make a motion that something be decided in 30 days.

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Chairman Ide: We have a motion on the floor to grant Mr. Wyatt 30 days variance on his sign which is basically until the next meeting he can use the larger sign in the location he has indicated in his pictures and at the end of 30 days the merchants in this shopping center will present to us a recommendation as to what they will do for permanent signs in compliance with our ordinances.

R. B. Toone seconded the motion.

Freeman Cowherd: Aren't we sort of putting the other merchants on the spot?

George Jones: That is not part of my motion.

Chairman Ide: I'm not says they would have to change their signs in 30 days. I'm saying that they would have to start working towards a solution for a permanent sign.

George Jones: I'm not for making any variances for any signs except they need to come up with something in 30 days if he wants to put up a permanent sign.

R. B. Toone: We aren't talking about variances, are we?

Chairman Ide: I am talking about allowing Mr. Wyatt to use this sign temporarily.

George Jones: We didn't let other people do that and I don't see as we should make a difference at this point. It does not meet the guidelines and Bobby also states it does not meet the requirements and like I say, it has been before this board. We have given variances and I withdraw my motion on that and I make a motion that this ordeal be put off until the next zoning meeting because it was not in in time to meet the requirement status of the 14 days before the meeting.

Chairman Ide: Mayor Jones retracts his original motion and makes a motion to table this until the next meeting.
Motion seconded by R. B. Toone.

George Jones: I amend the motion to say that Randall should get with Bobby and try to work something out and that Mr. Wyatt contact Loyd and see if the merchants up there can work out something that they can go in as a whole with a sign that will comply with that area.

Randall Wyatt: It has been pointed out that temporary sign, so to speak, has not been approved before. I am not in town everyday and I don't recall the sign being run over either for a place of business here in town so perhaps this situation has some uniqueness to it in that if another business place's sign had been run over perhaps it would be appropriate to make an exception in that case. I have with me a copy of the sign ordinance and based on what my sign cost when I opened on the hill up here which was about \$1700, Kirk's sign up there is probably somewhere in the neighborhood of \$3000 to \$6000. He has 60 months from the effective date of the sign ordinance, if I understand. The effective date of the sign ordinance is October this past, so he has basically four and one-half more years. Certainly, there are those who take exception but I feel like I am a reasonably fair person and I can't imagine Mr. Kirk, as nice a man as he is, being willing to shuck a \$6000 sign in the interest of a fellow merchant.

Chairman Ide: Do we have a second to the amendment of the motion.

R. B. Toone seconded the amendment to the motion.

Chairman Ide: The motion is to table this request until the next meeting and we are requesting Mr. Wyatt to get with Bobby Ingram and Loyd Anderson to discuss a permanent solution to this situation by the next meeting. All in favor.

All ayes. Loyd Anderson abstained. Motion carried.

Chairman Ide: Request for a sign for new Access Rental and sales. This is a picture of the sign. It is mounted on the building as you can see and this is the logo which says Access Rental Sales and phone number. Mr. Ingram wrote us a note saying I have a request for a sign on the Access Rental Building on Beechcroft Road. This sign meets all requirements and he suggests we approve this sign.

George Jones: I make a motion to table until next meeting because it came in too late.

Motion seconded by Freeman Cowherd. All ayes. Motion carried.

Chairman Ide: Maury County Hospital requests a directional sign on the corner by the First Methodist Church on Highway 31. Page 2 show the sign. These are the standard hospital directional signs. Basically, I did not see any need for directional signs to the hospital as you have to make three turns to get there.

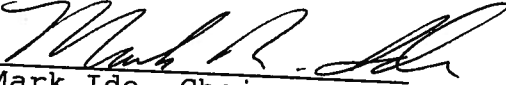
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George Jones: In my discussion with Bobby this sign does not comply and I make a motion we deny it and they come back to work out something with him.

Motion seconded by LOyd Anderson. All ayes. Motion carried.

Floor opened to citizens.

George Jones made the motion to adjourn. Motion seconded by R. B. Toone. All ayes. Motion carried.


Mark Ide, Chairman


R. B. Toone, Secretary