

Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Board of Zoning Appeals
October 30, 2014
6:00 P.M.
Meeting Minutes**

I. Invocation

The opening prayer was led by Russ Campbell.

II. Call to Order and Roll Call

Chairman Gerald McGee called the meeting to order and noted that a quorum was present.

Present

Gerald McGee, Chairman
Russ Campbell
Don Hinkle
Samuel Murrell

Others Present

Heather Sparkes, Town Planner
See list

Absent

Josh Holtgrewe – excused

III. Approval of Minutes from the October 30, 2014 Meeting

Motion: Russ Campbell made a motion to approve the minutes of the October 30, 2014 meeting. Samuel Murrell seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Old Business

A. Other as Properly Presented

There was no old business to come before the Board.

V. New Business

A. Reading of Request – A request presented by Pickering, on behalf of Wright Medical Technology, Inc. – Operations Center, to grant a variance from signage requirements on property located at 11564 and 11576 Memphis-Arlington Road, Arlington, TN 38002

Chairman McGee recognized Heather Sparkes, Town Planner, who provided the analysis (on file). She stated that this is a request to place two (2) wall signs on the face of the building, which faces Memphis-Arlington Road. She explained that the Arlington Zoning Ordinance, Chapter 6, Section 7.3.8.4A states that each business or tenant shall be limited to one wall sign per building face that faces a public street. She informed the committee that even though they are requesting a sign for two (2) separate addresses, it is only one building, but there is a building addition that is currently under construction. She showed the committee an aerial view of the property, which only shows the existing structure, but she also presented the site plans for the new addition. Ms. Sparkes indicated that the two signs would match the renderings which were also revealed to the committee. She explained that the applicant stated in their application that

the two (2) signs will be used to differentiate between the two (2) distinct functions and addresses. The first sign will be displayed on the portion of the building with manufacturing operations, and the second sign will be placed on the side dealing with warehouse operations. Ms. Sparkes stated that all of the standards for variance have been provided, including the four (4) specific variances dealing with signage and the eleven (11) basic standards that apply to all variances. Ms. Sparkes advised the committee that she has added certain conditions that she ask be included, if the request were to be approved. She also noted that the applicant, Wright Medical Technology, Inc., has a representative at the meeting, along with Mr. Moisan, whom is also a representative in attendance on behalf of Wright Medical Technology, Inc. and Pickering.

Main Motion: Russ Campbell made a motion to approve a request presented by Pickering, on behalf of Wright Medical Technology, Inc. – Operations Center, to grant a variance from signage requirements on property located at 11564 and 11576 Memphis- Arlington Road, Arlington, TN 38002. Don Hinkle seconded the motion.

Chairman McGee called for discussion and noted that the applicants were present. Russ Campbell took the floor and asked the applicant if both signs, with different addresses, were going to be put on the one (same) building. Tom Moisan, Project Manager with Pickering, stated yes and asked Ms. Sparkes if they could reference the site plans. Mr. Campbell followed up by stating that if both signs were to differentiate between the two (2) different operations then they should not appear to be identical. He explained that the ordinance stated that directional signs could be used; he does not perceive how, by using the given plans, anything would be differentiated. Don Hinkle stated that nothing on the signs show differentiation between the two (2) departments. He pointed out that nothing states ‘Warehouse Entrance’ or ‘Manufacturing Entrance’; the signs look the same for each side of the building yet they are for two (2) separate addresses. Mr. Moisan advised the committee that they would be willing to add the address to each sign. Mr. Campbell asked Ms. Sparkes whether or not the address could be put on the building without approval. She stated that it would not have to be approved because the Fire Department would require addressing. She noted that the zoning ordinance will still not permit the signs even if the address were to be added. Mr. Campbell felt that the twin signs did not differentiate, but placing street numbers on the building would differentiate between the two (2) departments. Chairman McGee agreed with Mr. Campbell regarding the similarity between the signs, and politely stated that if the purpose is to direct customers or employees to different operational divisions, then placing a directional sign with addresses at the entrance seems more feasible and no variance would be necessary. Chairman McGee asked the applicant if they had any more comments or valuable information for the committee. Mr. Moisan informed the committee that the only connection between the buildings is a 12’ insignificant area. Each address has a separate function with different staff and utilities. Chairman McGee asked if the lots always had separate addresses even though there was no other building on site. Mr. Moisan informed him that it had always had only one (1) address. Bud Courtney, representative from Wright Medical, stated that there were actually three (3) lots on the property, and the connection is just a convenience for people to pass from one building to the other. He said that the back building is used as a shipping and receiving hub while the front building is strictly for manufacturing. The signs would specifically be for visitors (vendors, truck drivers, suppliers, etc.) not employees. Ms. Sparkes added that the three (3) lots are parcels under the same ownership, which allows them to build. Mr. Campbell informed the applicants of the eleven (11) criteria which the committee is allowed the authority to grant variances all in Chapter 10, Section 10.5.4.3)c) of the Town of Arlington Zoning Ordinance. Chairman McGee noted that the motion is in the affirmative and a majority of yes votes approves the variance; however, a majority of no votes defeats the request. Chairman McGee called for further discussion and reiterated that the motion is to approve and a yes vote approves the variance and a no vote disapproves the variance. Hearing no reply, he called for a vote on the main motion.

Chairman McGee called for further discussion and hearing no reply, he called for a vote on the main motion.

Vote on Main Motion: The motion failed unanimously.

B. Other as Properly Presented

1. There was no other new business to come before the Commission.

VII. Adjourn

Chairman McGee called for a motion to adjourn.

Motion: Russ Campbell made a motion to adjourn. Samuel Murrell seconded the motion.

The motion carried unanimously.

Meeting adjourned.

Minutes approved. Signed minutes on file at Town Hall.

Gerald McGee, Chairman

Date

Submitted By: Hannah Taylor