

Town of Thompson's Station
Board of Zoning Appeals
Minutes of the Meeting
November 4, 2020

Call to Order.

The meeting of the Board of Zoning Appeals of the Town of Thompson's Station was called to order at 6:00 p.m. on Wednesday, November 4, 2020 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by BZA Chairman Mary Herring:

Hello and welcome to this the November 4th, 2020, Board of Zoning Appeals meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 65 (which was previously extended by Executive Order # 16, 34, 51, and 60): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Board of Zoning Appeals meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Board of Zoning Appeals to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Board of Zoning Appeals, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Members and staff virtually present were: Chairman Mary Herring, Vice Chairman Jeff Riden, Board Member Lori Clemons, Board Member Bryce Levet, Planning Director Micah Wood, Planning Technician Jennifer Jones, IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present Michael Sandifer, applicant 1; Todd Moore, attorney for applicant 1; Pezh Shoureshi, applicant 2; Mike Shea with Joslin signs representing applicant 2.

Election of Officers

Jeff Riden nominated Mary Herring as Chairman.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Herring	Yea	Vice Chair Riden	Yea	Board Member Levet	Yea

VOTE

Board Member Clemons Yea

Bryce Levet nominated Lori Clemons as Vice Chairman.

Roll Call Vote:

Roll Call Vote:

VOTE

Chairman Herring Yea

VOTE

Vice Chair Ridsen Yea

VOTE

Board Member Levet Yea

VOTE

Board Member Clemons Yea

Jeff Ridsen nominated Bryce Levet as Secretary.

Roll Call Vote:

VOTE

Chairman Herring Yea

VOTE

Vice Chair Ridsen Yea

VOTE

Board Member Levet Yea

VOTE

Board Member Clemons Yea

Consideration of Minutes.

The minutes of the November 15, 2019 meeting were previously submitted.

Board Member Clemons requested that her name be corrected

After discussion, Board member Clemons made a motion to approve the minutes with the changes.

Roll Call Vote:

VOTE

Chairman Herring Yea

VOTE

Vice Chair Ridsen Yea

VOTE

Board Member Levet Yea

VOTE

Board Member Clemons Yea

- 1. Administrative Review of conflicting requirements as to the permitted use location for Wireless Communications Facilities within the Land Development Ordinance.**

Mr. Wood reviewed his Staff report and recommends that:

1. The Board of Zoning Appeals review the LDO conflicting standards and render a determination that the Medium Industrial (IM) zone is the appropriate location for a Wireless Communications Facility within the Town.
2. Direct Staff to formulate an amendment to the LDO that remedies this conflict reflecting the BZA’s determination.

Chairman Herring then opened the floor for public comment. Being none, the Chairman then closed public comment.

Attorney Moore and Mr. Sandifer answered questions on behalf of the applicant.

After discussion, Board Member Ridsen made a motion to dismiss the case and directed Staff to issue a written determination related to the permitted location of a Wireless Communications Facility. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Herring	Yea	Vice Chair Ridsen	Yea	Board Member Levet	Yea

	<u>VOTE</u>
Board Member Clemons	Yea

2. Variance request for a wall sign of 67.5 total square feet on an existing building located at 990 Elliston Way in the commercial section of Tollgate Village.

Mr. Wood recommends that the Board of Zoning Appeals disapprove the request for the sign variance since it does meet the statutory thresholds for granting a variance and would set a precedent for other properties in Town.

Mike Shea with Joslin Signs and Pezh Shoureshi with Harpeth Valley Dermatology were there to answer questions on behalf of the applicant.

Chairman Herring opened the floor for public comment. Being none, the chairman then closed the public comment.

After discussion, Secretary Levet made a motion to disallow the variance request for a wall sign of 67.5 total square feet on and existing building located at 990 Elliston Way. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Herring	Yea	Vice Chair Ridsen	Yea	Board Member Levet	Yea

VOTE

Board Member Clemons Yea

3. Set date for Annual Meeting/Training for early 2021.

Mr. Wood suggested training in Mid-January for tweaks to the bylaws.

There being no further business, the meeting was adjourned at 7:13 p.m.

Mary Herring, Chairman

Regina Fowler, Town Recorder