

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
APRIL 17, 2018
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Kevin Mohl,
Board Member Kyle Robinson,

Absent: Carrie Nuckolls

Staff: Tory Niewiadomski, Community Development Director

Others: Lydia Bryant, Jeff Gibbons

CALL MEETING TO ORDER:

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF NOVEMBER 21, 2018.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of November 21, 2017. Vice-Chairman Matt Johnson moved to approve the meeting minutes Kevin Mohl seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ZBA CASE NO. V180401: A REQUEST BY SULPHUR SPRINGS FLORAL FOR A VARIANCE TO THE SIGN ORDINANCE FOR PROPERTY LOCATED AT 116 BILL BRADFORD.

Sulphur Springs Floral is requesting to construct an on premise detached ground sign that is 10 foot tall, 8.5 feet wide that is 40 square feet in size and constructed on the ROW line. **The applicant would need a variance of 4 feet in height and 3.5 feet to place the sign at the right-of-way line.**

Based on the context of this particular location, the sign ordinance restricts the height of all signs to 6 feet. It is in a commercial area located near Gilmer and the Windsor Shopping Plaza along with a fence on the west property line that restricts visibility to the site. The right-of-way in most parts of the City end at the back of curb, in this case the right-of-way encroaches 5 feet off the curb, thus requiring the sign to be setback 8.5 feet as opposed to 3.5 feet as it would in other parts of the City.

Based on the applicant's proposed sign, it meets the size requirements and should not overload the public's capacity to receive information by distracting and obstructing driver's vision or interfering with the communications efficiency, thus protecting the intent of the ordinance. Staff recommends

approval pending the location of the sign being relocated further east so as to not encroach the right-of-way or being placed 5 feet behind the curb. Board Member Kevin Mohl moved to approve the request as presented by Staff. Vice-Chairman Matt Johnson seconded. Motion carried, all

ANY OTHER BUSINESS

Mr. Gibbons complimented the City on what they have done with the development of the Downtown District. He stated he travels extensively and had not seen a revitalization of this magnitude in any of the other cities. He said it exhibited thinking out side of the box and it really shows well. He thought the Tesla station is genius after hearing the story of why it is downtown.

ADJOURN:

With no further business the meeting was adjourned at 5:44 P.M.