



MEMORANDUM

TO: Gallatin Municipal-Regional Planning Commission
FROM: Codes/Planning Department
DATE: May 16, 2012
SUBJ: Other Business 5/21/12 GMRPC Meeting

1. Surety renewals and extensions; GMRPC Resolution #2012-55:

Staff recommends the Planning Commission approve a one-year renewal and extension of the performance sureties for the following subdivisions:

- Cumberland Place North, Phase 1, Section 4; PC File #1-32-07C subdivision performance surety one-year renewal and extension in an amount to be determined by the Engineering Division.
- Ramsey & Beaty Hwy. 31E Property; PC File #2-15-10S utility performance surety one-year renewal and extension for \$33,600.

Staff recommends the Planning Commission approve a one-year renewal and extension of the performance sureties for the following sites:

- Twin Eagles, Phase 8; PC File #8-5-07 site performance surety one-year renewal and extension for \$8,100.
- Cambridge Condos; PC File #8-30-03 site performance surety one-year renewal and extension for \$11,450.

2. Panda Express Restaurant-Sign Approval; PC9983-12; GMRPC Resolution #2012-56

The applicant is requesting approval to use an existing non-conforming pole sign for the previously approved Panda Express Restaurant. The property is located at 707 Nashville Pike. The site plan (PC9983-12) was reviewed and approved at the April 23, 2012 Planning Commission meeting. The Planning Commission added three (3) conditions of approval regarding the sign proposed along Nashville Pike. Condition number 12 stated that if the applicant requested to use to the existing sign, the sign had to be approved by the Planning Commission. The applicant has submitted an updated drawing of the existing sign that shows a stacked stone veneer to be placed around the lower half of the existing poles while maintaining all other portions of the sign, with the exception of changing out the sign face, which was presented to the Planning Commission at the April 23rd meeting. Staff requested a legal opinion from the City Attorney on whether the applicant has a right, under Tennessee Code Annotated Section 13-7-208, to use the existing sign. The City Attorney's opinion is T.C.A. Section 13-7-208 does allow the new property owner to retain the existing non-conforming sign and change



out the sign face. The City Attorney's opinion has been provided for your review. The applicant will have a representative at the meeting to present the proposed sign. The applicant shall obtain a sign permit from the Codes/Planning Department prior to construction of the sign.

3. First United Methodist Church-Sign Approval; PC0005-12; GMRPC Resolution #2012-57

The applicant is requesting approval to construct a monument sign in the front of First United Methodist Church located at 149 West Main Street. This project is being submitted under Gallatin Zoning Ordinance Section 13.07.110.H, which allows for an alternative sign design to be approved by the Planning Commission for projects located within the Core Commercial (CC) zone district. The applicant is requesting to install a free standing sign that will have a sign face that measures four (4) feet by eight (8) feet and stand three (3) feet, six (6) inches of the ground. The alternative portion of the plan is the setback from the street. Due to the narrow right-of-way along West Main Street, the applicant is requesting a setback from West Main Street of four (4) to five (5) feet, which will allow the sign to be one (1) foot away from the existing front portico of the building. The church is setback 21 feet from the edge of right-of-way, which is located at the back of the existing sidewalk. Staff recommends that the Planning Commission approve the alternative sign design/location. The applicant shall obtain a sign permit from the Codes/Planning Department prior to construction of the sign.