



**TOWN OF ASHLAND CITY  
Board of Zoning and Appeals  
December 04, 2023 5:30 PM  
Agenda**

**Chairman:** Michael Smith

**Committee Members:** Nicole Binkley, Vivian Foston, Garrett Mayberry

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- [1.](#) October 02, 2023 BZA Meeting Minutes

**PUBLIC FORUM**

**NEW BUSINESS**

- [2.](#) Variance Request: Walmart Sign

**OTHER**

**ADJOURNMENT**

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*Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.*



**TOWN OF ASHLAND CITY**  
**Board of Zoning and Appeals**  
**October 02, 2023 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

Chairman Smith called the meeting to order at 5:30 p.m.

**ROLL CALL**

PRESENT

Chairman Michael Smith  
Committee Member Nicole Binkley  
Committee Member Vivian Foston  
Committee Member Garrett Mayberry

**APPROVAL OF AGENDA**

A motion was made by Committee Member Mayberry, Seconded by Committee Member Foston, to approve the agenda as written. All approved by voice vote.

**APPROVAL OF MINUTES**

1. August 07, 2023 BZA Meeting Minutes

A motion was made by Committee Member Mayberry, Seconded by Committee Member Binkley, to approve the meeting minutes as written. All approved by voice vote.

**PUBLIC FORUM**

None.

**NEW BUSINESS**

2. Variance Request: 101 Washington St

Mr. Travis Walker spoke on behalf of the variance request for 101 Washington Street. Mr. Gregory recommended the approval of the variance. A motion was made by Committee Member Binkley, Seconded by Committee Member Mayberry, to approve the variance request. All approved by voice vote.

**OTHER**

None.

**ADJOURNMENT**

A motion was made by Committee Member Foston, Seconded by Committee Member Binkley, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:37 p.m.

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CHAIRMAN SMITH

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SECRETARY



# Town of Ashland City Building & Codes Department

233 Tennessee Waltz Parkway Suite 103  
Ashland City TN 37015  
(615) 792-6455

## Application for Board of Zoning Appeals

Appellant: Brittany Fernandez w/HFA

Address: 1705 S Walton Blvd, Ste 3, Bentonville, AR 72712

Owner: Walmart Real Estate Business Trust

Address: 2608 SE J Street, Bentonville, AR 72716

Location of Property: 1626 Hwy 12 S, Ashland City, TN 37015

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

### **Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code.** Decision of the building inspector to be appealed:

N/A - see section 2

### **Section 2: Application for a variance as provided by the zoning ordinance.** The zoning provision from which a variance is requested: 20-105:105.1(b)(1); 20-105:105.1(b)(2); 20-105:105.1(b)(3)

Peculiar or unusual conditions which justify the variance requested: The Walmart store is large with multiple entrances used for different purposes.

**\*\*There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

### **Section 3: Application for a use on Appeal (Special Exception)** The zoning provision which allows a use on appeal to be considered: N/A

The type, description, and size of the use to be considered: \_\_\_\_\_

**\*\*There is a \$50.00 fee for a Special Exception variance**

  
Appellant

10/31/23  
Date

Email completed application to: [amartin@ashlandcitytn.gov](mailto:amartin@ashlandcitytn.gov)



HARRISON FRENCH  
& ASSOCIATES, LLC

October 31, 2023

Town of Ashland City  
Zoning Board of Appeals  
104 Ruth Drive  
Ashland City, TN 37015

RE: Walmart Store #1226 Remodel/Addition – Signage Variance  
1626 Highway 12 S  
Ashland City, TN 37015  
HFA Project Number 02-24-21226

To whom it may concern,

Variations are requested from the following zoning provisions:

**1. ORDINANCE SECTION**

20-105 Signs Permitted in Commercial, Industrial Districts, and Professional Office  
105.1 Commercial, Industrial, and Professional Office

(b) (1) The display surface area of such sign shall not exceed ten (10) percent of the square footage of the wall to which it is attached up to a maximum of two hundred (200) square feet.

**1. REASON FOR VARIANCE REQUEST**

The ordinance reads as if the building is allowed 1 sign up to 200sf. Walmart is requesting 20 signs on the store totaling 399.31sf. 9 signs totaling 331.36sf attached to the front façade of the store, 7 signs totaling 53.47sf on the front Auto Center façade, and 4 signs totaling 14.48sf on the rear Auto Center façade. The number of signs is being requested due to the different uses of each entrance/area of the store. The signs direct traffic (pedestrian and vehicular) to the appropriate area.

The store currently has 11 attached wall signs totaling 528.08sf. None of those signs are currently attached to the rear of the Auto Center; however, 3 are currently attached to the front of the Auto Center.

**2. ORDINANCE SECTION**

20-105 Signs Permitted in Commercial, Industrial Districts, and Professional Office  
105.1 Commercial, Industrial, and Professional Office

(b) (2) Such sign shall be located on the front wall of the building which is oriented to the street from which access is derived. For uses with two street frontages, wall signs may be located on a wall considered to be the front of the use shall be used for location of signage.

**2. REASON FOR VARIANCE REQUEST**

The front façade signage is used to direct pedestrian traffic toward the entrance needed for the ease of their shopping experience. The front signage with arrows direct vehicular traffic to the correct side of the store for Pickup or Auto Center services. Signage on the front and back of the Auto Center is needed for vehicular traffic. It allows employees of the store to direct the patrons/vehicles to the appropriate service bay. This store utilizes a pull in/back out Auto Center setup instead of “drive thru” bays, so signage on the rear of the Auto Center is also needed for directional purposes.

**3. ORDINANCE SECTION**

20-105 Signs Permitted in Commercial, Industrial Districts, and Professional Office

105.1 Commercial, Industrial, and Professional Office

(b) (3) Such sign shall not extend above the roofline of the building to which it is attached or the parapet nor shall such sign project outward from the building more than six (6) inches. Any parapet constructed as part of the building wall or added to an existing building shall match the architecture of the building, be of the same thickness and be on the same plane as the wall of which it is a part. Parapets or additions thereto shall not be braced back to the roof.

**3. REASON FOR VARIANCE REQUEST**

A variance may not be required for this section, but it is being added here just in case it is determined that a variance is indeed required. The main ID sign (\* Walmart) for this store is proposed to be placed on a prefabricated wall panel system. This panel system will be attached to the front façade and the top of the panel will sit approximately 1'0" above the existing parapet. The wall panel system/bolt on badge is 12" thick per Walmart's manufacturer. The internally illuminated ID (\* Walmart) sign that attaches to the front of the wall panel system is 4" thick. This means that the dimension from the front of the CMU wall to the front of the ID sign is 16".

Sincerely,



Brittany Fernandez  
Sr. Permitting Administrator  
479-273-7780 x227  
brittany.fernandez@hfa-ae.com

STIPULATION FOR REUSE  
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**Walmart**  
ASHLAND CITY, TN  
STORE NO. 01226-276  
JOB NUMBER: 05-24-251226  
145 PROTO SC

ISSUE BLOCK

NO.	DATE	DESCRIPTION

CHECKED BY: KPI/RE  
DRAWN BY: RAC  
DOCUMENT DATE: 10/10/23  
PROTO: 145 PROTO SC  
PROTO CYCLE: 07/28/23

BOYD L. EBBERT  
GOVERNOR  
STATE OF TENNESSEE  
1848

EXTERIOR SIGNAGE  
SHEET: **A2.1**  
ITEM #2

**SIGNAGE GENERAL NOTES**

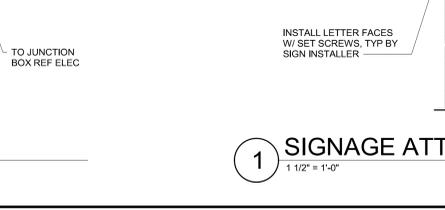
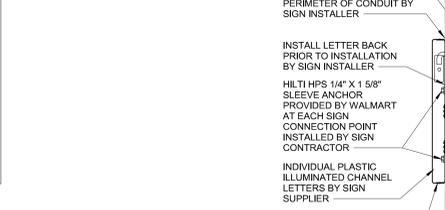
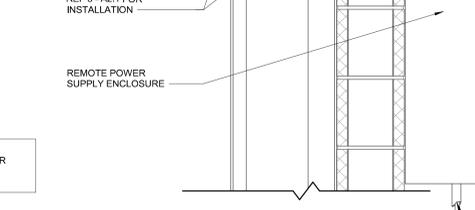
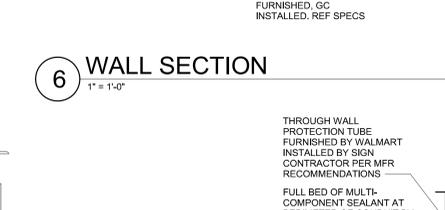
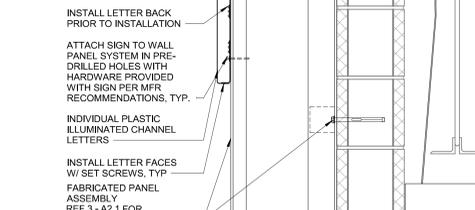
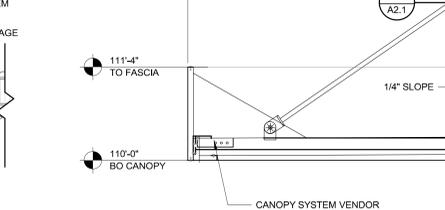
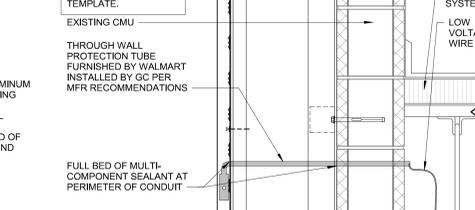
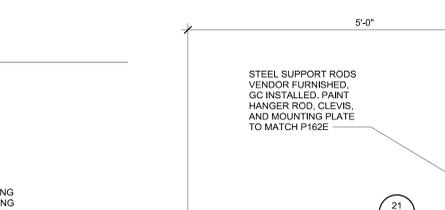
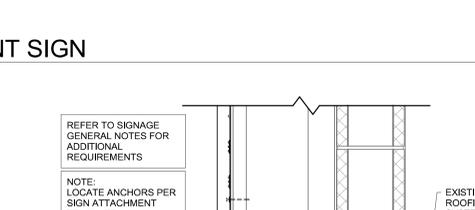
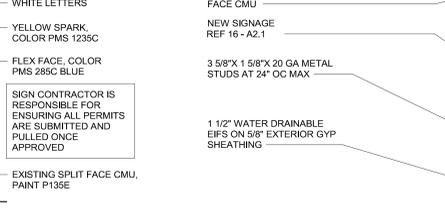
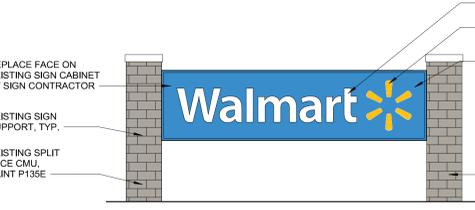
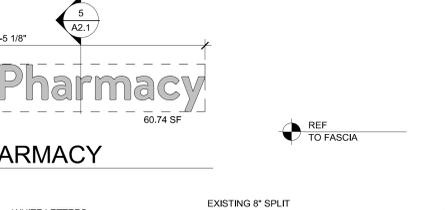
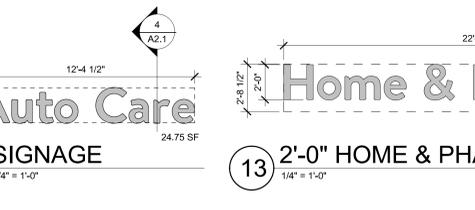
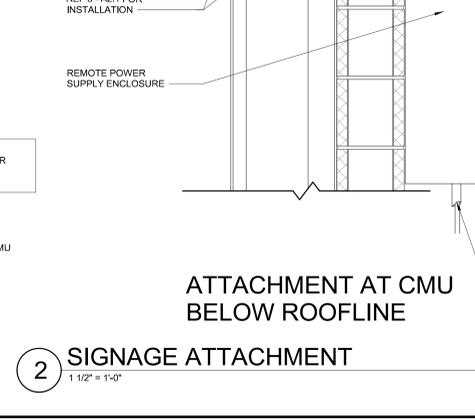
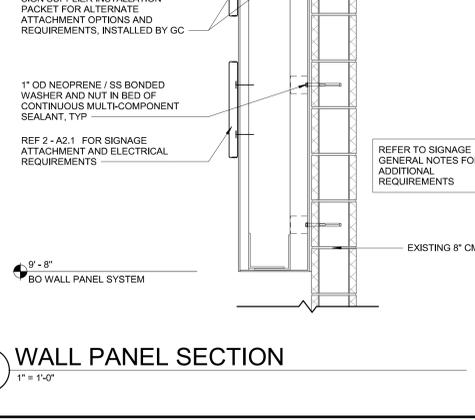
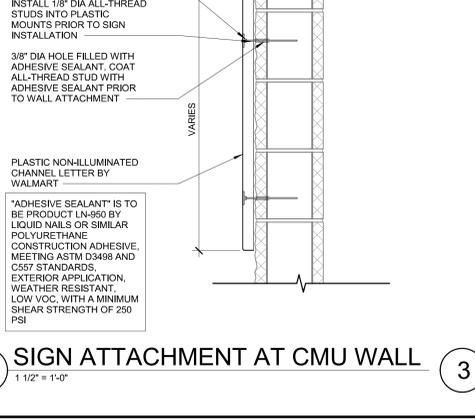
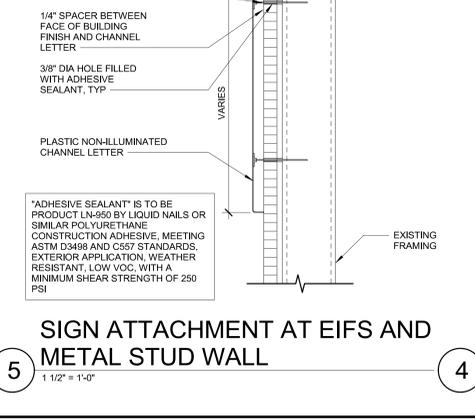
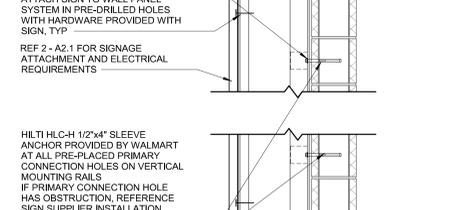
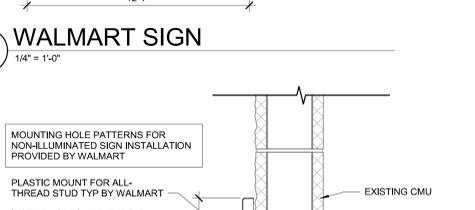
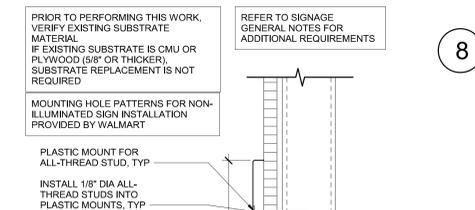
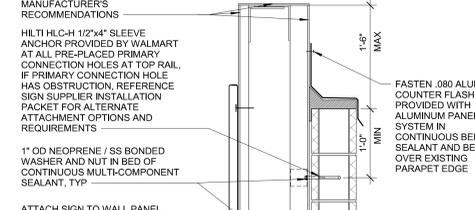
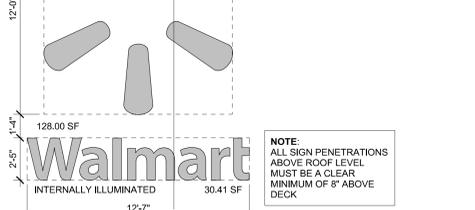
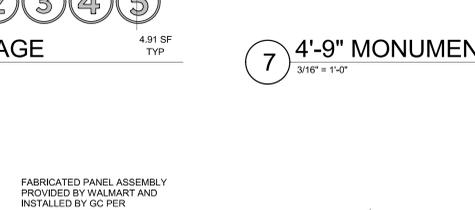
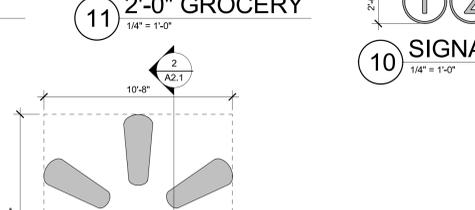
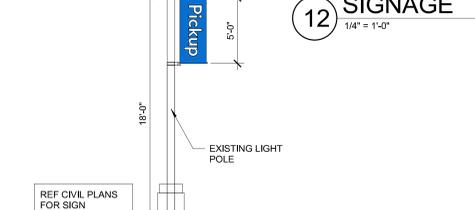
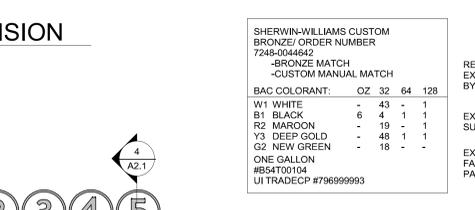
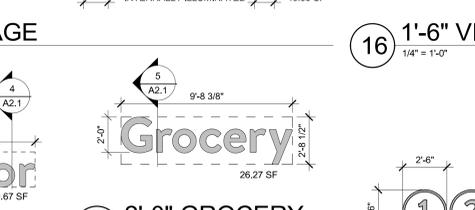
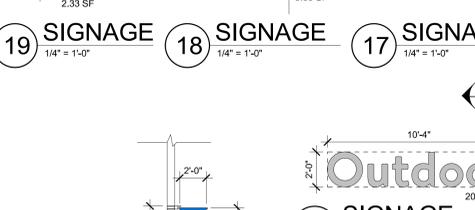
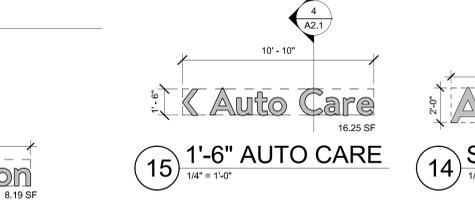
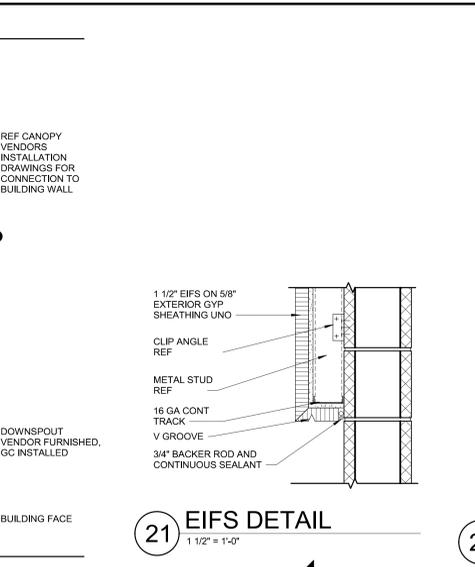
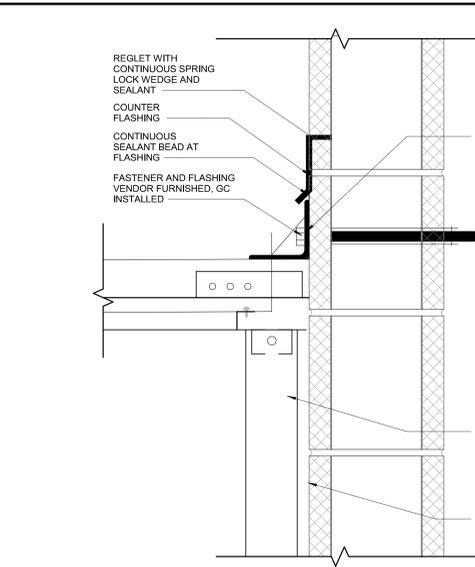
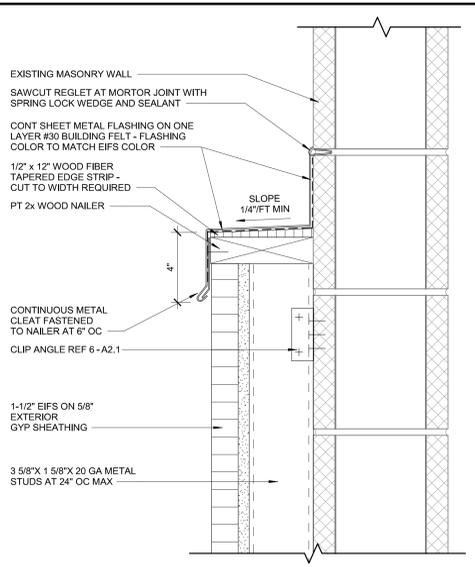
- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
- ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON BUILDING UNTIL GC SIGN COMPANY IS ON SITE. EXISTING SIGNAGE WILL THEN BE REMOVED. PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS.
  - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED.
  - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF.
- EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF CONSTRUCTION SCHEDULE.
  - GENERAL CONTRACTOR RESPONSIBILITIES
    - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGNS WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
    - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF IDILOGO SIGNS.
    - PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "spark" SIGNAGE. EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED.
    - PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN. REFER TO ELECTRICAL.
    - INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILING'S IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
    - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
    - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
    - REMOVE ALL LIT IDILOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE.
    - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
    - INSTALL SIGNAGE PER DETAILS.

**EXISTING SIGNAGE SCHEDULE (FOR REFERENCE ONLY)**

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
<b>FRONT SIGNAGE</b>						
Walmart	1	LED	WHITE	5'-6"		
Spark	1	LED	YELLOW	8'-0"	298.00	298.00 SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	62.49	62.49 SF
Market	1	N/A	WHITE	2'-0"	19.69	19.69 SF
Outdoor Living	1	N/A	WHITE	2'-0"	49.48	49.48 SF
Walmart Pickup	1	LED	WHITE	2'-6"	66.76	66.76 SF
Spark	1	LED	YELLOW	3'-10 1/2"		
<b>TOTAL FRONT SIGNAGE</b>						<b>496.42 SF</b>
<b>AUTO CENTER SIGNAGE</b>						
Tire & Lube	1	N/A	WHITE	2'-0"	27.10	27.10 SF
Tire	2	N/A	WHITE	1'-0"	2.38	4.76 SF
<b>TOTAL BUILDING SIGNAGE</b>						<b>528.08 SF</b>

**NEW SIGNAGE SCHEDULE**

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
<b>FRONT SIGNAGE</b>						
Walmart	1	LED	WHITE	2'-5"	158.41	158.41 SF
Spark	1	LED	YELLOW	12'-0"	60.74	60.74 SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	26.27	26.27 SF
Outdoor	1	N/A	WHITE	2'-0"	20.67	20.67 SF
Vision	1	N/A	WHITE	1'-6"	8.19	8.19 SF
Pickup	1	LED	WHITE	2'-6"	40.83	40.83 SF
Address (1626)	1	N/A	WHITE	1'-0"	N/A	N/A SF
Auto Care	1	N/A	WHITE	1'-6"	16.25	16.25 SF
<b>TOTAL FRONT SIGNAGE</b>						<b>331.36 SF</b>
<b>AUTO CENTER SIGNAGE</b>						
Auto Care	1	N/A	WHITE	2'-0"	24.75	24.75 SF
Automotive Numerals	5	N/A	BLACK	2'-6"	4.91	24.55 SF
Tire	4	N/A	BLACK	1'-0"	2.33	9.32 SF
Oil Change	1	N/A	BLACK	1'-0"	9.33	9.33 SF
<b>TOTAL AUTO CENTER SIGNAGE</b>						<b>67.95 SF</b>
<b>TOTAL BUILDING SIGNAGE</b>						<b>399.31 SF</b>



### SITE PLAN

EXISTING MONUMENT SIGN LOCATION ON SITE

OUTDOOR SIGN

PRIMARY ID SIGN

PICKUP SIGN

### COLOR LEGEND

P#	COLOR NAME
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

### DEMOLITION NOTES

- NOT USED.
- REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING MOUNTED SIGNS. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

### HATCH LEGEND

- EIFS AREA TO BE RESURFACED (REF SPECS)
- EIFS AREA EXISTING TO REMAIN

### COLOR LEGEND

P5E	SAFETY YELLOW
P21E	SAFETY RED
P35E	CREAM
P36E	BLACK
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P140E	WHITE
P162E	BLACK GRAY

### KEYNOTES

4.08	SPLIT FACE CMU
4.09	SMOOTH FACE CMU
7.03	8"X8" METAL GUTTER PAINTED TO MATCH ADJACENT WALL
7.04	METAL FASCIA COVER

### SHEET NOTES

- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED OF WORK, REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
- RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
- NOT USED.
- PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
- IF PAINTING ADJACENT WALLS PAINT FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO.
- PAINT ANY ROOFTOP GAS PIPING (P5E)
  - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
  - DO NOT PAINT METER OR VALVES
- IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNO
- WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
- PROVIDE PLASTIC BOLLARD SLEEVES AT CUSTOMER ENTRANCES AS NOTED ON THE PLANS. DO NOT PAINT BOLLARDS THAT ARE NOTED TO RECEIVE A PLASTIC BOLLARD SLEEVE. IF EXTERIOR DECORATIVE BOLLARDS CAN BE PAINTED, PAINT P135E. ALL OTHER BOLLARDS TO BE PAINTED P5E (SAFETY YELLOW)
- PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES
- DO NOT PAINT LED WALL PACK HOUSINGS
- NOT USED.
- PAINT STEEL DOORS AND FRAMES TO MATCH ADJACENT BUILDING WALL. IF THERE ARE TWO COLORS AT ADJACENT WALL, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME
- PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES
- DO NOT PAINT LED WALL PACK HOUSINGS
- NOT USED.
- PAINT SPRINKLER VALVES (P21E)
  - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
- OVERHEAD SECTIONAL DOORS THAT ARE WHITE TO BE ETR. TOUCH-UP EXISTING WHITE DOORS VISIBLE TO CUSTOMERS AS REQUIRED. WHERE NON-WHITE OVERHEAD DOORS OCCUR, PAINT P140E.

### 13 REAR PICKUP ELEVATION

### 12 SIDE PICKUP ELEVATION

### 11 GM VESTIBULE ELEVATION

### 10 VISION CENTER ELEVATION

### 9 ENLARGED ELEVATION

### 8 AUTO CENTER REAR ELEVATION

### 7 GR CART STORAGE ELEVATION

### 6 RIGHT ELEVATION

### 5 REAR ELEVATION

### 4 AUTO CENTER FRONT ELEVATION

### 3 REAR SEASONAL SHOP ELEVATION

### 2 LEFT ELEVATION

### 1 FRONT ELEVATION

# HFA

HARRISON FRENCH & ASSOCIATES, L.L.C.

1705 S. Walton Blvd., Suite 3  
Bentonville, Arkansas 72712  
www.hfa-ac.com

t 479.273.7780

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# Walmart

ASHLAND CITY, TN

STORE NO. 01226-276

JOB NUMBER: 05-24-2126

### ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY: KPI/RE  
DRAWN BY: RAC  
DOCUMENT DATE: 10/10/23  
PROTO: 145 PROTO SC  
PROTO CYCLE: 07/28/23

ROBERT L. EBBRECHT  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
LICENSE NO. 145

Robert Louis Ebbrecht  
145 PROTO SC

### EXTERIOR ELEVATIONS

SHEET: **A2**

ITEM #2