Notes for Variance Appeal

Danny Greene

Variance from Developed Standards. Propose a sign on the building and a sign in the yard in front of the building.

a. General Welfare: The proposed sign location would be at least 20 feet from 500E and 400 feet N of the intersection with 100N. The sign is unlikely to be a sight hazard for vehicle operators in seeing oncoming vehicles. The lack of a sign may cause drivers to have to slow down and/or turn around in a homeowner's driveway. The proposed sign would include a business logo and a few welcoming words.
b. Adjacent property: The proposed sign is planned to be simple, well-kept and attractive; not unsightly. It will be 175' from the northern property edge. Currently, there are only farm fields bordering to the north, south, east and west.
c. Practical difficulty: This sign is proposed so that people can find the location of Greene Crop Consulting. Area homeowners would ultimately find the presence of this sign more practical than someone turning around in their driveway. A slightly larger sign than currently allowed would reduce the number of issues while not adversely affecting anything.

Variance/Special Exceptions. Propose a variance allowing the operation of Greene Crop Consulting in Franklin Buffer Zone north and west of the intersection of 500E and 100N.

a. General Welfare: Greene Crop Consulting is a service-based business with attention given to soil fertility of crop fields, general agronomy, and support of farmers through crop insurance. The operation of Greene Crop Consulting at this location would benefit Franklin and Johnson County economically through taxes and personal income of Greene Crop Consulting, its employees and customers, through service to the agricultural sector, and through being a good neighbor to the community.
b. Development Standards: The area is zoned as Agricultural and would continue to support that segment of the community. Some of the land will continue to be crop farmed. There are only farm fields bordering to the north, south, east and west.
c. Ordinance Intent: Since zoned A-1 Agriculture, this use of the property will be consistent to the intent of the ordinance, but merely an exception.
d. Comprehensive Plan: Use of this property by Greene Crop Consulting will serve to improve the viability of the farm community and economic growth in the local area. It will be maintained as an attractive business in Johnson County. This planned use of this property is consistent with the growth and development of the zoned area, but falls into the exception category in this case due to the relatively few businesses that perform these services.