



MINUTES OF THE ALABASTER
BOARD OF ZONING ADJUSTMENT
MEETING

TUESDAY, DECEMBER 12, 2023 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 5:30 pm

II. ROLL CALL

Staff Present

Vanessa McGrath, City Planner

Kim Brothers, Planning and Zoning Coordinator

PRESENT

Place 1 Rayford Coleman

Place 2 Jim McClain

Place 3 Richard Mizell

Place 4 Wade Walker

Place 5 Tommy Ryals

ABSENT

Supernumerary 1 Matt Penhale

Supernumerary 2 Jamia James

III. APPROVAL OF MINUTES

- a. Approval of November 14, 2023, BZA Minutes

Motion made by Place 2 McClain, Seconded by Place 3 Mizell.

Voting Yea: Place 1 Coleman, Place 2 McClain, Place 3 Mizell, Place 4 Walker, Place 5 Ryals

Minutes were approved as presented.

IV. OPENING STATEMENT

- **Regarding actions of the Board of Zoning Adjustment, Sec. 111-14(f) Appeals**
City of Alabaster Zoning Ordinance, Sec. 111-14(f) / Appeals from a Decision of the Board. Any party aggrieved by any decision of the Board of Adjustment may file an appeal with the Circuit Court within 15 days by filing written notice with the Board specifying the judgement or decision from which the appeal is taken.
- Variances and Special Exceptions granted by the Board of Zoning Adjustment shall expire 12 months from the date of Board approval unless a building permit is issued. Upon expiration the applicant must re-apply and will be subject to the current ordinances of the City

V. AGENDA ITEMS

1. VA-2023-0139 - 2516 Hwy 31

Address: 2516 Hwy 31

Owner: Harless Insulation Inc.

Applicant: David Acton Building

PIN: 22 9 29 0 000 001.005

Zoning: M-1 (Light Industrial District)

Request: Variance to Section 111-82 (g) to allow for exclusion of the required 30 ft buffer between the property and the adjacent agricultural zoned land.

Jordon Harless was present to represent the request. There is already an established 30 ft. tall buffer. The depth is around 15 ft. of privet, cedars, pines and samplings. The entire plantings are within this property line.

The Public Hearing was opened.

The Public Hearing was closed.

Ms. Vanessa McGrath reviewed the request.

Motion to include existing 15-foot buffer to remain and follow with ownership.

Motion made by Place 5 Ryals, Seconded by Place 3 Mizell.

Voting Yea: Place 1 Coleman, Place 2 McClain, Place 3 Mizell, Place 4 Walker, Place 5 Ryals

Motion approved with contingency.

2. VA-2023-0146 - 74 Longview Industrial Court

Address: 74 Longview Industrial Court

Owner: Clark Cook

Applicant: Clark Cook

PIN: 22 4 17 0 000 042.015

Zoning: M-1 (Light Industrial District)

Request: Variance to Section 111-45(g) to allow for an accessory structure in the front yard.

Mr. Clark Cook was present to represent the request. He is asking for a variance to put a small storage building next to the building that is currently there.

There was discussion on the size of the building and if the new building would be 14 feet off the property as well. Mr. Cook said that it would be and that the current structure will be torn down and replaced with this storage building.

The Public Hearing was opened.

The Public Hearing was closed.

Ms. Vanessa McGrath reviewed the request.

Motion made by Place 2 McClain, Seconded by Place 4 Walker.

Voting Yea: Place 1 Coleman, Place 2 McClain, Place 3 Mizell, Place 4 Walker, Place 5 Ryals

Motion was approved as requested.

VI. OTHER BUSINESS

3. The next regularly scheduled meeting date is January 9, 2024

Discussion was made on Wade Walker moving to Chairman.

Tommy Ryals nominated Wade Walker to be chairman to the BZA beginning in January meeting was seconded by Jim McClain and was unanimously approved.

Jim McClain nominated Richard Mizell to be vice chairman to the BZA was seconded by Wade Walker and was unanimously approved.

VII. ADJOURN MEETING

Motion made by Place 2 McClain, Seconded by Place 4 Walker.

Voting Yea: Place 1 Coleman, Place 2 McClain, Place 3 Mizell, Place 4 Walker, Place 5 Ryals

Meeting was adjourned at 5:51 pm

Rayford Coleman, Chairman

Vanessa McGrath, Secretary