

BZA May 2025

May 7th, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, May 7th, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Ryan Pruett

Angela Strange

Alissa Neal

CITY PERSONEL:

BZA-02-25-000185

5688 Warm Springs Rd.

- The applicant withdrew the appeal ahead of the meeting.

BZA-03-25-000580

2919 Vultee Dr.

- Tammy Rebidue present as homeowner requesting to reduce side setback from 8' to 5' to replace carport. Angela Strange motions to approve. Alissa Neal seconds. All vote to approve. Motion carries.

BZA-03-25-000591

7920 Veterans Pkwy.

- Jeff Hudson and Rusty Rustin present for OutFront media requesting a variance to install a multi-media message billboard within 1000' of a residential structure. The board was moved due to construction and it was kept outfitted for multi-media. Genivive Green steps up and asks questions regarding location and what all about the billboard is being changed. Strange

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motions to approve on the condition if only the south facing side is changed to multi-media. Neal seconds. All vote to approve. Motion carries.

BZA-04-25-000654

904 Fort Benning Rd.

- John Perkins present for J&B Anker Real Estate requesting a variance to reduce the required parking from 78 spaces to 61 spaces for a senior living complex. Perkins presents a study showing the number of vehicles owned by seniors, and how much they drive. Strange motions to approve. Neal seconds. All vote to approve. Motion carries.

BZA-04-25-000674

3651 Massee Ln.

- Cathryn Smith Present for WMG development requesting to increase parking from 17 to 34 spaces for a dental office. Genivive Green Steps up and explains questions regarding location. Neal motions to approve. Strange seconds. All vote to approve. Motion carries.

Shaun Roberts entertains a motion to excuse Kathleen Mullins absence. Strange motions to excuse the absence. Neal seconds. All vote to approve. Motion carries.

APPROVAL OF MINUTES: Neal motions to approve minutes. Strange seconds. All vote to approve and the motion carries.

Roberts adjourns meeting at 2:29 P.M.

BZA June 2025
June 4th 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, June 4th, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Philip Smith

Alissa Neal

Ernest Smallman IV

CITY PERSONEL:

APPROVAL OF MINUTES: Alissa Neal motions to approve minutes. Ernest Smallman seconds. All vote to approve and the motion carries

BZA-05-25-000839

6875 Warm Springs Rd.

- Appellant is not present for variance request. Neal motions to table. Neal amends the motion from table to deny due to no presence of appellant. Roberts seconds. Roberts and Neal vote to deny. Smallman votes to approve. Motion carries.

BZA-05-25-000850

5688 Warm Springs Rd.

- Arthur Geeslin present to request a conversion of billboard to a multi-media billboard within 1000' of a residential structure. Geeslin provides the board with photos of the property. Roberts inquiries about maintenance. Smallman asks if the structure will change. Geeslin provides information about the new maintenance contract and how the structure will not change. Smallman motions to approve. Neal Seconds. All vote to approve. Motion carries.

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BZA-05-25-000921

1333 16th St.

Ryan Clements present for neighborhood Columbus to request a front setback reduction from 20' to 10'. Smallman motions to approve. Neal seconds. All vote to approve. Motion carries.

Roberts proposes July 2nds board meeting be moved to July 9th. Smallman motions to approve moving the board meeting. Neal seconds. All vote to approve. Motion carries. Next board meeting will be July 9th, 2025.

Roberts entertains motions to excuse absent board members. Smallman motions to excuse Kathleen Mullins. Neal seconds. All vote to approve. Motion carries.

Smallman motions to excuse Angela Strange. Neal seconds. All vote to approve. Motion carries.

Roberts adjourns meeting at 2:17 P.M.

BZA July 2025

July 9th, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, July 9th, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Kathleen Mullins

Angela Strange

Phillip Smith

Alissa Neal

Ernest Smallman IV

CITY PERSONEL:

APPROVAL OF MINUTES: Ernest Smallman motions to approve minutes. Angela Strange seconds. All vote to approve and the motion carries.

BZA-06-25-001022

3081 Willaims Rd.

- Anthony Slaughter of Moon Meeks & Associates present to request a variance to increase parking from 48 to 62 spaces. Shaun Roberts asks for some clarification on type of business and if Eric Gansauer has cleared the landscaping and trees. Slaughter answers yes, it's been approved. Smallman motions to approve. Kathleen Mullins seconds. All vote to approve. Motion carries.

BZA-06-25-001086

7025 Winthrop Ct.

- Johnny Cargill present to request a variance reduce setback from 20 feet to 10 feet. He explains it will be demolished then rebuilt on the existing slab. Roberts inquires if it will have the same footprint. Cargill replies saying the front will have the same footprint but the back of the house will have an

addition. Strange motions to approve. Mullins seconds. All vote to approve. Motion carries.

BZA-06-25-001090

1519 16th Ave.

Eric Crabb present for Andrew Bastone is requesting to reduce front setback from 20 feet to 7.7 feet, rear from 30 feet to 10.8 feet, and to have an accessory structure in the front yard. Crabb explains they are splitting the property with a main residence and a small two-story apartment building and is trying to subdivide the buildings. Roberts asks for the reason to split the property. Crabb replies that the owner wants flexibility in the living of the buildings and the possibility of selling one of the properties. Crabb explains the accessory structure would be on the two-story building lot. Smallman motions to approve. Mullins seconds. All vote to approve. Motion carries.

Roberts calls Martin Flournoy of Flournoy and Calhoun up to hear their appeal regarding 6875 Ray Wright Way to be heard again within a year of being denied. Flournoy explains Whiteman missed the meeting. Says Fred Cobb reviewed their plans for the building and approved the plans and parapet walls. He then provides images of the top of the location viewed from different angles and roads. Alissa Neal motions to re-hear the variance request in the August meeting. Mullins seconds. All vote to approve. Motions carries. Variance will be re-heard in August.

Phillip Smith then clarifies to the board that it was not Fred Cobb who reviewed the plans for 6875 Ray Wright Way it was Charles LaPlace the current commercial plans examiner. He also states that all new construction in the overlays are advised to screen their mechanical equipment, no matter if it falls in the valley or the overlay. Deliberation occurs regarding the possibility of screening, the difficulty regarding the screening and how the permitting works. Roberts asks Smallman if he is in partnership with Flournoy and Calhoun. Smallman says he has nothing to do with that and has not sold a single building there. Discussion occurs regarding the adjacent owner letters to be sent for the upcoming case.

Roberts adjourns meeting at 2:34 P.M.

BZA August 2025
August 6th, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, September 3rd, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Angela Strange

Phillip Smith

Alissa Neal

CITY PERSONEL:

Will Johnson

BZA-08-25-001498

9307 Veterans Pkwy.

- Robert Alley present for Waffle House. To request for sign height to be raised from 6 feet to 10 feet due to a wall constructed by the Department of Transportation blocking it. Angela Strange motions to approve. Alissa Neal seconds. All vote to approve. Motion carries.

APPROVAL OF MINUTES: Neal motions to approve minutes. Strange seconds. All vote to approve and the motion carries.

Neal motions to approve Kathleen Mullins absence due to a realtor training. Strange seconds. All vote to approve. Motion carries.

Neal motions to approve Ernest Smallman IV's absence due to being on vacation. Strange seconds. All vote to approve. Motion carries.

Roberts adjourns meeting at 2:05 P.M.

