

BZA March 2024
March 6th, 2024

Board Members Present Were: Al Hayes, Shaun Roberts, Fred Cobb, Doug Jefcoat
Tomeika Farley, Kathleen Mullins.

City Personnel Present Were: Isaac Todd, Eric Gansauer.

Meeting Called to Order: 2:00pm

First order of business to approve minutes from February 7th hearing. Doug Jefcoat made a motion to approve the minutes. Seconded by Shaun Roberts. All vote in favor, minutes approved.

BZA-01-24-000005

2005 18th Ave.

Al calls for frame one construction. Nobody stands. Agreed to push it to last on agenda hearing.

BZA-02-24-000246, BZA-02-24-000248

7020 Spring Walk Dr., 7015 Spring Walk Dr.

Al calls for Ray M Wright, Inc. Nobody stands. Agreed to push it to last on agenda hearing.

BZA-02-24-000260

1345 13th St.

Everett Maxey present for 1345 13th St for variance to reduce the setback from 20ft to 11.5 ft. Maxey explains the variance requested. Maxey states the geography of the parcel has a large embankment with a drop off. Variance is needed to construct an entrance to the second floor. Maxey wants to move the building to make the room needed. Kathleen Mullins inquires what the hardship is. Maxey replies stating that doing this will create an entrance from the sidewalk, so people have a way to enter from the ground floor. Roberts inquires about the embankment in more detail. Fred Cobb inquires if there are retaining walls present. Maxey replies saying they will be built. Al calls for opposition.

CASE DECISION: Kathleen Mullins motions to approve on the grounds of difficult topography. Jefcoat seconds. All vote to approve.

BZA-02-24-000264

7211 Britton Dr.

Ryan Clements present for Grace Presbyterian Church. Ryan Clements hands out photos of site. Clements then explains about a natural rock formation, and how the sign is designed to be large enough for the rocks. The dimensions show 8 feet, but it's this size due to large rocks. It will not be higher in relation to the rock formation behind it. Al asks for opposition.

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CASE DECISION: Roberts motions to approve based on design and it being non-intrusive. Tomeika Farley seconds. All vote to approve.

BZA-02-24-000295

1210 Brookstone Centre Pkwy.

Patrick Davis present for Moon Meeks associates. Davis explains the parking lot is for Lane Dermatology and they plan on adding more spaces and reducing space width. Roberts states that he enjoys increasing the number of spots but decreasing the width concerns him. Davis replies saying it does not change the drive aisle width, just creates space for the curb and gutters. Mullins asks for clarification on the dimensions. Davis clarifies. Jefcoat inquires if all the parking will be 19 feet. Davis replies yes. Al calls for opposition.

CASE DECISION: Mullins motions to approve for increasing the number of parking spaces. Farley seconds. All vote to approve.

BZA-02-23-000296

5898 Osceola Ct.

Ricardo Chambers present Cesco Inc. Chamber explains the parking variance is being requested to accommodate the warehouse workers and the work site's vans. Chambers emphasizes there will be 5 box trucks and the rest of the stalls are for work vans. There will be pedestrian pathways created for the workers to navigate the parking lot safely. Chambers continues, there will be 690 parking spaces. Al inquires if it is zoned industrial. Cobb replies it is, and it's a commercial business. Eric Gansauer inquires about the safety of the lot itself and if there will be a fence. Chambers replies there will be a fence and there will also be parking lot lights. Roberts asks Gansauer about the trees. Gansauer replies saying based on the old tree design it is alright but there will be more discussion later with development. Al calls for opposition.

CASE DECISION: Roberts motions to approve the need for parking for employees. Farley Seconds. All vote to approve.

BZA-01-24-000005

Is revisited however nobody showed. Board rules the variance request is denied based on two meetings of no appearances.

BZA-02-24-000246, BZA-02-24-000248

The board votes to table both variance requests for next meeting based on Ray M wright Inc not being present.

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AI states this is Tomeika Farley last meeting. She has met her term limit. AI announces Angela Strange has been appointed as the next board member.

A new vice chair must be appointed in Tomeika Farley's absence. Tomeika motions to appoint Shaun Roberts. Kathleen Seconds. All vote to appoint Shaun Roberts as Vice Chair.

Meeting adjourned at 2:26 P.M.