

BZA February 2024  
February 7<sup>th</sup>, 2024

Board Members Present Were: Al Hayes, Shaun Roberts, Doug Jefcoat.

City Personnel Present Were: Isaac Todd, Ryan Pruett.

Meeting Called to Order: 2:00pm

Ryan Pruett sitting in for Fred Cobb. First order of business to approve minutes from December 6<sup>th</sup> hearing. Shaun Roberts made a motion to approve the minutes.

Seconded by Doug Jefcoat. All vote in favor, minutes approved.

**BZA-01-24-000005**

2005 18<sup>th</sup> Ave

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

**BZA-01-24-000057**

8870 River Rd.

Jeff Jones present as owner for the requested variance. Jones states that there is not enough room in the backyard for the structure. Jones presents photos of his yard to the board. States he already has a gazebo and swimming pool but can't fit in in the backyard. Jones exclaims his HOA has an ordinance where you cant build within 50 feet of a common area. Doug Jefcoat inquires about the HOA issue and the pond near his property. Jones clarifies that the pond is the common area and he can't fit it in the backyard near it because it would be within 50 feet. Al calls for opposition.

CASE DECISION: Doug Jefcoat motions to approve based on size of lot and HOA restriction of common areas. Shaun Roberts seconds. All vote to approve.

**BZA-01-24-000104**

6741 Veterans Pkwy.

Michael Leberton representing HFA is seeking parking variances. Leberton explains a new oil change business is going into the location where customers remain in vehicles. Available parking is for employees and occasional support for customers. He states they average 50 vehicles a day through their business. They have reviewed 3 different competitors and even with the variance they will have more parking than competitors' locations. Doug Jefcoat inquires if property use changes, will variance continue with the property. Ryan Pruett explains its categorized as auto repair minor, and only future auto repair minor stores could use it. Ryan and the zoning director deliberate on topic. Shaun Roberts asks how many employees they will have? Jones informs him. Al asks for opposition.

CASE DECISION: Doug motions to approve based on its use, and the UDO requirements are excessive for this classification. Shaun seconds. All vote to approve.

**BZA-01-24-000017**

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1011 Veterans Pkwy.

Ryan Davis representing Moon and Meeks present for parking variance at field next to St. Luke. Davis explains St. Luke owns the field and is trying to install turf for baseball and softball. To fit more people there for the games they need to restructure the car park. The change will cut into tree islands however Eric Gansauer has already approved it. Davis then shows plans where the demo will occur and where the field will be changed to synthetic turf. Doug Jefcoat asks about the projection of the parking. Ryan Pruett clarifies the dimensions of the suggested variance. Davis emphasizes it's already being used for overflow parking. Al calls for opposition. Shaun Roberts ask Eric Gansauer if he is okay with it. Eric replies yes.

CASE DECISION: Shaun Roberts motion to approve as parking is remaining and there are no changes to the aisles. Doug Jefcoat seconds. All vote to approve.

**BZA-12-23-002364**

3037 Calf Pasture

Thanh Van Vo present for the variance request for setback reductions for accessory structure. Van Vo states that he does not have good English. Ryan Pruett clarifies the address is located within the only conservation subdivision, and its lot sizes are smaller even though its zoned bigger. It has a 25 foot setback for a 1 acre lot. He also states that every accessory structure in this neighborhood will need a variance due to the small setbacks. Doug Jefcoat asks Eric Gansauer if it's alright. Eric Gansauer says it is. Shaun Roberts asks Thanh Van Vo if it has a HOA. Thanh Van Vo struggles to understand the question. Al calls for opposition.

CASE DECISION: Doug motions to approve due to it being zoned RE1 even though its smaller lots. Shaun seconds. All vote to approve.

**BZA-01-24-000005**

Does not show up at the end of the agenda. Shaun motions to table BZA-01-24-000005.  
Doug seconds. All vote to table.

Deliberation on term length and how next meeting is Tomeika Farley's last one. Also, that she cannot extend being on the board. They discuss the process of how her replacement will be appointed.

Meeting adjourned at 2:25 P.M.