

October 4, 2022
BZA October 2022

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

City Personnel Present Were: Fred Cobb, Jazmine Scott, Eric Gaunser, Trey Wilkerson

Meeting Called to Order: 2:00pm

First order of business approve minutes from September 7th. Minutes will be approved at next meeting.

BZA-08-22-001632

3487 Cherokee Ave

Robert Arnel customer requesting an extend awning cover. To extend to his existing pulling cover. Corner lot 20ft variance to 17ft. Just want to move it back to existing pool apron to extend past pool. No opposition.

Case Decision: Mullins made motion to approve. Seconded by Jefcoat. Motion carries as approved.

BZA-09-2-001645

8033 Warm Springs Rd

Michelle Loudermilk, wants to put up a building on the property that is in the flatesss area that we have, close to the home but not directly behind it. 40 by 60. Jefcoat asked if property line was over to the creek. Loudermilk, father and I own the property. Jefcoat asked if the driveway comes out to Warm Springs. Loudermilk answered yes. Jefcoat ask what is the use of the building? Loudermilk responds to store four wheelers, boat and lawnmower. No opposition.

Case Decision: Roberts made motion to approve based on the hardship is there are trying to get level ground to build on. Where planning to build you can't see from the road. Seconded by Jefcoat. Motion carries as approved.

BZA-09-22-001646

2603 Country Club Rd

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Deborah J. Kemp, have a 1948 carport off the back of the house, wants to clean up. Wants to have a laundry room and a closet underroof. Requesting a variance to reduce rear setback from 30ft to 6ft. No opposition.

Case Decision: Jefcoat made motion to approve based on hardship is that she is trying utilize more space in her home.

BZA-09-22-001647

1415 3RD AVE

Kelly Hicks, requesting variance to put up a garage in the existing location of the original carriage house use to be in the downtown historic district. The hardship is can't put it behind the house because there is no room because of the easement. Fred asked if BHAR has been notified. Hicks advised that they had approval from BHAR. Roberts asked for the record to acknowledge what BHAR said. They approved. No opposition.

Case Decision: Roberts made motion to approve, with the approval from BHAR and that there is no opposition. Seconded by Mullins.

BZA-09-22-001638

1415 24TH St

Jeff Keith with Moon Meeks , owner of the property looking at replatting lot. Requesting a variance to reduce the side setback from 8' to 3'. No opposition.

Case Decision: Jefcoat made motion to approve to reduce side setback, hardship being in order for the owner to accomplish what he needs to do to subdivide the lot. Seconded by Mullins. Motion carries as approved.

BZA-09-22-001691

910 Talbotton Rd

Pulled for further information.

BZA-09-22-001692

818 Magnolia Ave

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Jeff Keith with Moon Meeks helping a client, the owner of the property is on one parcel. Rents each of these residents out, the goal is to divide the property out to put each resident on its own parcel. Requesting variance to reduce lot width from 50' to 40' for lots A thru G. Meet the area requirements but don't meet the width requirements. Jefcoat asked if their original residents built, what were the original property lines. Keith advise he does not believe properties have ever been divided. Speaker from audience address Jeff Keith..says the property could use some improvement, mother is concerned about construction next steps. Ask if any construction would cause to take out some of the trees. Wanted to know if property would multiply than what is all ready there. Will the other two houses be completed demolished. Keith advise that the other houses will be salvaged. Keith says there is no new development. Roberts recuse because he has worked with the property owner, and was listing this property. No opposition.

Case Decision: Jefcoat made motion to approve variance request to reduce lot width in order to help the owner complete his plan to reserve homes and adding more. Seconded by Mullins.

BZA-09-22-001699

2383 Whittlesey Rd

Jeff Keith present for Greystone Place LLC, to request variance to increase parking spaces from 442 to 653 for new apartment development. Broken down to 541 standard spaces and 112 garage spaces. Residents want to have more parking in front of their complex and amenities. No opposition.

Case Decision: Roberts made motion to approve variance to accommodate the residents and guests. Seconded by Jefcoat.

Meeting adjourned at 2:40pm.