

BZA November 2023
November 1, 2023

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

City Personnel Present Were: Isaac Todd

Meeting Called to Order: 2:00pm

First order of business to approve minutes from September 6th hearing. Tomeika Farley made a motion to approve the minutes. Seconded by Kathleen Mullins. All voted in favor, minutes approved.

BZA-10-23-001983

4116 Harrison Ave

Alex R. Wilemon and Father present of 4116 Harrison Ave to request a variance to place an accessory structure on the side of home and reduce the side setback from 5 feet to 4 feet. Ale's father is going to donate a classic car to him and he needs to erect a metal carport to cover it. Alex stated he does not want to build a full garage because he does not want to add value to his home to overprice his house from the neighborhood. He also stated many neighbors also have metal carports and he has checked with his neighbors if it's okay which he said that were okay with the variance. Doug Jefcoat and Shaun Roberts asked to confirm the variance would only be a one foot change. Alex confirmed it would be. Roberts inquires about runoff from the carport and how it would be handled. Deliberation occurs from the appellant stating the layout of the yard and carport will make it to where the runoff will only effect his property. Al Hayes calls for opposition. No opposition present.

CASE DECISION: Roberts motion to vote to approve if gutter is installed on the carport. Mullins seconds the motion. Vote is cast, all vote to approve with condition if gutter is installed.

BZA-10-23-001993

4561 River Rd

Rodney Milder and Mark present for Action Ad Displays of 4561 River Rd. to request a variance to install a multi-message board four hundred and sixty feet from a residential structure, two hundred and ninety feet from an intersection, and two thousand seven hundred feet from another multi-message billboard. Per UDO multi-message billboards are to be one thousand feet, six hundred and fifty, and five thousand feet respectfully. Both appellants explain CVS has had advertising rights for this billboard. The renewal for the contract is up and CVS is being sold so it will not be renewed. They want to install a digital face, and repaint the entire billboard.

Fred Cobb states that it being within a thousand feet of a residence is an issue. Action Ad Displays emphasize they want to make it look nicer and that they cannot find the residence within the UDO required distance. Al Hayes calls for opposition. No opposition present.

CASE DECISION: Jefcoat motions to approve. Tomeika Farley seconds. Vote is cast, all approve.

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BZA-10-23-00194

1701 Rollins Way

Justin Bryant is present to for Toon Holdings LLC to request a variance to reduce the number of parking spaces required to 64 from the 93 required. Justin Bryant expressed the Honey Baked Ham restaurant is moving into a newly constructed building. Justin Explains on the other side of the building is a retention pond which has made it difficult for the engineers to fit the amount for parking required. Roberts inquired about the square footage of the other suites because it is not mentioned on the plans. Nobody can answer the numbers for the square footage. Jefcoat mentions he does not like the proposed plan as it is a very busy business area already and needs parking. Mullins agrees with Jefcoat. Eric Gausner asked what year the original building was. Date of building determined through discussion. Jefcoat asks for clarification on the process of denying a variance and the wait period for reapplying. Jefcoat and Cobb recommended Toon Holdings to withdraw and to re-examine their plans and come back next month. Cobb says in current state of plans it is not good for approval.

CASE DECISION: Jefcoat motion to table variance. All vote to table for next meeting.

All cases have been seen and a procedural meeting begins. Morgan Shepard from planning and is over the UDO goes over UDO rules, and BZA procedure.

Meeting Adjourned at 3:05 P.M.