



## September 28<sup>th</sup>, 2021 Board of Zoning Appeals Meeting Minutes

### **Call to Order**

The meeting of the Board of Zoning Appeals was called to order at 6:13p.m., by Chairperson John Wells.

### **FOIA**

The Zoning Administrator read the Freedom of Information Act. Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

### **Present:**

John Wells  
Jeremy McKinney  
Cecil Hutcherson  
Tony Axsom

### **Absent:**

Jerry Allen Taylor

### **Review and Approval of the July 27<sup>th</sup>, 2021 Minutes**

Chairperson, Wells, asked for a motion on the minutes of July 27<sup>th</sup>, 2021, to be approved. Cecil Hutcherson made a motion, and was seconded by Tony Axsom and the board voted unanimously to approve the previous minutes.

## **New Business**

### **Public Hearing on Variance Application**

Variance application 2021-07-13

Jeremy McKinney requested a variance from the rear yard setback requirement of 40' to 20.5' in a R-15 Zoning Classification (Single-Family Low Density Residential District). Property located at 220 Brookdale Drive. Mr. Purchase presented the staff report to the board. He stated that staff recommended approval of the variance in which a hardship had been determined and that the variance would not adversely impact adjacent property owners. Mr. Purchase also stated that the structure would not occupy more than thirty (30) percent of the required rear and side yard setbacks. The structure would also not impact the existing storm water flow.

Chairperson, John Wells asked the applicant, Jeremy McKinney to come forward and provide his presentation. Before Mr. McKinney made his presentation, he told the board that he has recused himself from the discussions and voting on the variance. Mr. McKinney also signed the recusal statement. Mr. McKinney explained to the board the reason for the variance request was that the forty (40) rear setback requirement would put the accessory structure too close to his house and would interfere with the septic tank location.

Chairperson Wells opened the meeting to the general public. No one from the public came up to speak. Chairperson Wells ask the board members if they had any questions for Mr. McKinney or staff. The board members did not have any questions. Chairperson Wells called for a motion on the variance request. Chairperson Wells made a motion to approve the variance and was seconded by Tony Axsom. All were in favor of granting the variance with Jeremy McKinney recusing from voting.

### **III Adjourn**

Cecil Hutcherson made a motion and was seconded by Tony Axsom and all were in favor to adjourn the meeting at 6:20PM.