



March 23rd, 2021 Board of Zoning Appeals Meeting Minutes

Call to Order

The meeting of the Board of Zoning Appeals was called to order at 5:34p.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
Jerry Allen Taylor

Review and Approval of the November 24th, 2020 Minutes

Chairperson, John Wells, asked for a motion on the minutes of November 24th, 2020, to be approved. Cecil Hutcherson made a motion, and was seconded by Jeremy McKinney, and the board voted unanimously to approve the previous minutes.

New Business

Public Hearing on Variance Application

Variance application 2021-02-19

Brian S. Leonard of Harbartom, LLC requested a variance from the front yard setback requirement of 25' to 20' for lots 1,2 and 13. Owner also requested a variance from rear yard setback of 30' to 15' for lots 1 and 2 for the proposed James Place Subdivision. Property located on the west side of Hyatt Drive and

south of Alma Street. Mr. Purchase presented the board with the staff report. Waverly Wilkes, Engineer with Gray Engineering, provided a presentation to the board. Ms. Wilkes explained to the board the reason for the request of the twenty foot front yard variance. Ms. Wilkes stated that due to the entrance location and the alignment of Hyatt Drive, lots 1 and 2, had to be reduced. Due to the topography in rear of lot 13, the setback had to be reduced. The reason for the request of fifteen foot rear setbacks for lots 1 and 2 is due to topography constraints. Chairperson Wells opened the meeting to the general public. Several residents spoke in opposition to the variances, stating issues with density, road conditions and traffic. Chairperson Wells closed the public hearing and asked the board if they had any questions. Tony Axsom questioned the Engineer on the topography of lot 13. Ms. Wilkes stated the way the property is sloped in the rear they had to move the proposed home further to the front. Chairperson Wells asked for a motion. Jerry Allen Taylor made a motion to approve the variance and was seconded by Cecil Hutcherson. All voted in favor of the variance.

III Adjourn

Chairperson Wells asked for a motion to adjourn. Jerry Allen Taylor made a motion and was seconded by Cecil Hutcherson and all were in favor to adjourn the meeting at 6:59PM.