



MINUTES
Board of Zoning Appeals
May 1, 2017

Members Present: Dr. Ragin, Dr. McAbee, Mr. Henry and Ms. Ringer

Member(s) Absent: Mr. Duncan, Ms. Lynn, Ms. Massey

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator

I. PUBLIC HEARING

A. Call to Order and Opening Remarks:

Chairperson Ringer called the Public Hearing to order at 5:30 p.m.

B. Application(s) for Review:

1) BZ-A 2017-08	102 Park Avenue	Will Freeman
2) BZ-V 2017-09	805 Hammett Bridge Road	Bee Safe Suber Road LLC
3) BZ-V 2017-10	2980 Green Road/Cailber Ridge	Bluewater Civil Design LLC
4) BZ-U 2017-11	3312 Brushy Creek Road	Dewayne Wilson

C. Comments:

1) BZ-A 2017-08	102 Park Avenue	Will Freeman
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Ms. McCormick gave Public Hearing presentation for BZ-A 2017-08.

Chairperson Ringer recognized Will Freeman, applicant, Action of Zoning Official.

- Mr. Freeman addressed the BZA and gave a presentation about his case. He requested the Board grant leniency in paint colors for his Pelican SnoBalls business on Park Avenue.

2) BZ-V 2017-09

805 Hammett Bridge Road

Bee Safe Suber Road LLC

Ms. McCormick gave Public Hearing presentation for BZ-V 2017-09.

Chairman Ringer recognized Eric Johnson, applicant, who is requesting a variance for signage.

- Mr. Johnson addressed the Board requesting signage on the second level of the new Bee Safe Storage facility on Hammett Bridge Road. He described that the property is located below grade and for the signs to be visible from the intersection, raising them was necessary.

3) BZ-V 2017-10

2980 Green Road/Caliber Ridge

Bluewater Civil Design LLC

Ms. McCormick gave Public Hearing presentation for BZ-V 2017-10.

Chairman Ringer recognized Lynn Solesbee, who is requesting a Variance for Front Setback.

- Mr. Solesbee stated that the builder constructed the building over the setback line and a variance was needed to correct this oversight.

4) BZ-U 2017-11

3312 Brushy Creek Road

Dewayne Wilson

Ms. McCormick gave Public Hearing presentation for BZ-U 2017-11.

Chairman Ringer recognized David Hall who is requesting a Special Exception for Mini Warehouse.

- David stated this was very similar to the previous request and asked the board to grant the expansion.

II. BUSINESS MEETING

A. Minutes of April 3, 2017

ACTION – Dr. McAbee made a motion to accept the minutes of April 3, 2017, as read. The motion was seconded by Dr. Ragin.

The motion carried with a vote of 3-0. Mr. Henry abstained.

III. OLD BUSINESS

A. No old business.

IV. NEW BUSINESS

A. Recommendation of Application(s):

1) BZ-A 2017-08

102 Park Avenue

Will Freeman

ACTION – Dr. Ragin made a motion to deny the Action of Zoning Official. Dr. McAbee seconded the motion. The motion carried with a vote of 3-1. Mr. Henry voting approval.

2) BZ-V 2017-09 805 Hammett Bridge Road Bee Safe Suber Road LLC

ACTION – Dr. McAbee made a motion to approve Variance BZ-V 2017-09. Mr. Henry seconded the motion. The motion carried with a vote of 4-0.

3) BZ-V 2017-10 2980 Green Road/Caliber Ridge Bluewater Civil Design LLC

ACTION – Dr. McAbee made a motion to approve the Variance for the Front Setback. Mr. Henry seconded the motion. The motion carried with a vote of 4-0.

4) BZ-U 2017-11 3312 Brushy Creek Road Dewayne Wilson

After a detailed discussion regarding the storage of flammable materials at the site, the Board determined they needed additional information.

ACTION – Dr. McAbee made a motion to Hold. Dr. McAbee seconded the motion. The motion carried with a vote of 4-0.

Chairman Ringer asked if there were further questions.

V. OTHER BUSINESS

VI. EXECUTIVE SESSION

A. No executive session.

VII. ADJOURN

A. Meeting adjourned at 6:40 p.m.

