

City of Smiths Station
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
Monday, December 5, 2016; 5:30 P.M.
Request for Variance from Tiger Creek Development
Petitioning to Modify Front and Corner Setback Lines
Southern Oaks Subdivision Lee Road 243 Smiths Station, AL

Zoning Board of Adjustment Members:	Supernumerary Board Members:
Mike Green, Chairman	Ron Jones
Shirley Bolt	Johnny McCoy
Carolyn Pinkney, Vice Chairman	
Byron Weeks	
Charles Shaw, Secretary	

Chairman Mike Green called the meeting to order at 5:45 PM.

City Clerk Scott Johnston conducted roll call. The following board members were present: Shirley Bolt, Byron Weeks, Charles Shaw, Chairman Mike Green, and Supernumerary Member Johnny McCoy. Vice-Chairman Pinkney and Supernumerary Member Jones were absent. City Planning Administrator and Planning Commissioner Lisa Deason along with Mayor Bubba Copeland were also present.

Chairman Green announced a quorum.

Chairman Green announced that Supernumerary Member McCoy would be serving as a voting Board Member.

The minutes from the February 16, 2015 meeting were approved as read.

Chairman Green read the affidavit of unsworn falsification.

Chairman Green opened the public hearing at 6:01 P.M.

Dave Erickson, owner of Tiger Creek Development, Inc. defined his concept and justification for his request to modify the setbacks. City Planning Administrator Lisa Deason read a letter from Tiger Creek Development explaining in detail Mr. Erickson's perspective and the enhancements the proposed modified setbacks would bring to the project.

Mr. Mike Kane, a citizen of Smiths Station, asked questions to clarify details of the variance request. The public hearing was closed at 6:13 P.M.

After discussion among the Board Members, Chairman Green opened up a second public hearing at 6:14 P.M. City Planning Administrator Lisa Deason read Article 9, section 9.1 of the Subdivision Regulations of the City of Smiths Station. The public hearing was closed at 6:15 P.M.


City of Smiths Station
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
Monday, December 5, 2016; 5:30 P.M.
Request for Variance from Tiger Creek Development
Petitioning to Modify Front and Corner Setback Lines
Southern Oaks Subdivision Lee Road 243 Smiths Station, AL

Board Member Bolt made a motion to approve the variance request from Tiger Creek Development to permit the change in the front and corner setbacks from 30 feet to 25 feet, with the condition of ***including a minimum*** 30 foot setback in the rear yard. Chairman Green seconded the motion. The roll call vote was as follows; Yeas: Board Members Bolt, Weeks, Shaw, McCoy, and Chairman Green. Nays: None. The motion passed by unanimous vote of the members present.

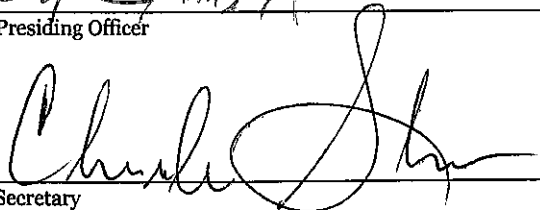
Board Member Bolt made a motion to reappoint the current Zoning Board of Adjustment members through the current term. Board member Shaw seconded the motion. The roll call vote was as follows; Yeas: Board Members Bolt, Weeks, Shaw, McCoy, and Chairman Green. Nays: None. The motion passed by unanimous vote of the members present.

Board Member Bolt made a motion to approve changing the regular Zoning Board of Adjustment's meetings from monthly to quarterly beginning in February 2017. The meetings shall be held the second Monday of the scheduled quarterly months of February, May, August, and November, 2017 beginning at 6:00 Eastern Time. Board Member McCoy seconded the motion. The roll call vote was as follows; Yeas: Board Members Bolt, Weeks, Shaw, McCoy, and Chairman Green. Nays: None. The motion passed by unanimous vote of the members present.

Having no further business, Board Member Shaw made the motion to adjourn. Board Member McCoy seconded the motion and at 6:37 PM the meeting was adjourned.



Presiding Officer



Secretary

Date: 2/13/17