

BOARD OF ZONING APPEALS

Minutes

May 19, 2008

Eron Moore, Chairman	Present
Ronnie Allen	Present
Mark Burson	Present
Bill Perkins	Present

John Pentecost	Absent
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Staff Present:

Bill Kingsbury, Planner

Chairman Moore called the meeting to order at 6.01 PM and declared a quorum present.

APPROVAL OF AGENDA

Chairman Moore asked if there were any proposed changes for today's agenda. Hearing none, he asked for a motion to approve the agenda. The motion was made by Mr. Perkins, seconded by Mr. Allen, and carried 3-0.

APPROVAL OF PREVIOUS MINUTES

Chairman Moore asked if there were any changes to the previous minutes and stated there were three spelling errors. Mr. Moore asked for a motion to approve the previous minutes with the corrections. Mr. Allen made the motion; seconded by Mr. Burson; and it passed 3-0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

V-08-03 Ingenium Design Group for St. Ignatius Mission Center

169 McConnell Drive

Parcel: 5-144-007G

Request: Reduction in the parking stall depth from 20 feet to 18 feet, and reduction in the width of the drive aisle width from 22 feet to 20 feet as required in Article IX, Section 9.4 of the Zoning Ordinance.

Chairman Moore asked the applicant to come forth and state the request. Ms Shelby Johnson of Ingenium Design Group presented the request.

Mr. Moore asked if there was any opposition present. Three people indicated they had questions and concerns.

Chairman Moore then asked Mr. Kingsbury for the staff report and recommendation. Mr. Kingsbury read the report and stated that the reduction in the parking dimensions appear to be excessive, and that applicant needs to show that the reduction will not lessen the ability of motorist to use the parking lot in a reasonable manner.

Mr. Moore then asked Ms Johnson to present the details of the request. Ms Johnson explained that the distance between the building and right-of-way is only 36 feet. There is not enough space for the required parking spaces and driving aisle, thus they are asking for a reduction in the parking space length and the driving aisle width. She then showed drawings with examples of how a standard car would maneuver in the lot. She also stated that the site plans have the county fire marshal and city engineer approval.

The number of parking spaces proposed is eight. She says that this is adequate since the church has only five members and does not expect to have significant growth in the next few years.

Mr. Burson asked about the possible use of the parking lot at the shopping center behind the property. Ms Johnson stated that was a possibility.

Hearing no more questions from the Board, Mr. Moore asked there was any opposition. Mr. Ronald Judy, a neighbor to the right of the property came forth. He was concerned about the size of the vehicles that might be using the parking lot and about vehicles coming into his yard. He also mentioned that the property in question was not well kept.

A neighbor from across the street also came forth; she raised concerns about cars parking on the street, stating that the street is too narrow for on-street parking.

Mr. Moore asked if there was anyone else to speak in opposition of the variance. Hearing none, he asked Ms Johnson if she wished to address the concerns of the opposition.

Ms Johnson replied that a small wall is proposed for the right side of the parking lot to prevent vehicles from going onto the neighbors yard.

She also stated that is it unlikely that there would be on-street parking since there are only five members and the church expects little growth over the next few years.

Mr. Perkins asked if the property was going to be property maintained.

Ms Johnson asked a member of the church to address the maintenance question. He said that church has had the property since November 7 and has started to clean the yard. He assured the Board that the house and yard would be well kept.

It was also asked if one could walk to the house from the parking lot at the shopping center located to the rear of the property, It was answered that this has not yet been looked into since the church would not need the parking at the shopping center for many years to come.

Mr. Perkins asked how often would there be church activities on the property. The church members stated they would only be meeting 9 to 12 on Sundays and have services on special religious holidays, such as Good Friday.

It was asked if parking could be placed in the rear yard. Ms Johnson answered that there is a problem with access for two-way traffic to and from the back yard, and there is a septic system in the yard, but that is a possibility. Mr. Perkins asked how close paved parking or drives could be from the septic system. Ms. Johnson stated she had reviewed this with the Health Department and the drive can be within five feet the system.

Being no more discussion, Mr. Moore called for a motion. Mr. Allen moved for denial of the request. Mr. Burson seconded the motion and it carried 3-0.

Mr. Moore asked if there was any more business or if there were any staff reports. Hearing none, Mr. Moore asked for a motion for adjournment; Mr. Allen so moved; Mr. Perkins seconded the motion and it carried 3-0.

The meeting was adjourned at 7:05 PM.

Eron Moore, Chairman

G. William Kingsbury, Planner