

BOARD OF ZONING APPEALS

Minutes

August 17, 2009

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

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

Motion by Mr. Allen to approve the agenda. Seconded by Mr. Perkins. Approved unanimously 4-0

Motion by Mr. Allen to approve the minutes from the March 16, 2009 meeting. Seconded by Mr. Pentecost. Approved unanimously 4-0

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. **V-09-02** To allow a reduction in the required number of parking spaces
Winsome Baker
J's Caribbean Cuisine
150 Hurricane Shoals Rd
5/145/072

. Mr. Leonard gave the staff report; he stated that the department analysis could not be completed due a lack of information. Ms. Baker then made her presentation. She explained what improvements she wanted to do to her restaurant. Which was to expand into the next suite to increase the number of seats. She then provided the information that the Planning report lacked. She provided the uses and square footage in order to determine the required parking spaces for the property. The Planning Department then calculated the required number of spaces needed. The following determinations were made 1) the increase requirement of spaces for just the addition was 19 spaces. (The difference between retail and restaurant). 2) The number parking spaces on the property where 150 Hurricane Shoals Road is located would have only 57% of the parking required. 3) If you include the property at 140 Hurricane Shoals Road then the ratio improved but only to 78% of the required parking for the entire site.

Upon hearing all the evidence Mr. Pentecost made a motion to deny. Seconded Mr. Allen carried 4-0

No further business. Meeting adjourned.

Eron Moore, Chairman

Bradford P Leonard, Director of
Planning and Zoning