

# BOARD OF ADJUSTMENT & APPEALS MINUTES

February 12, 2018

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The City of Foley Board of Adjustment & Appeals held a regular scheduled meeting on February 12, 2018 at 5:30 pm in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Vernie Heard, Montie Clark, Jack Kimsey, Jerry Wilkey and George James. Absent member was Terry Young. Staff present were: Miriam Boutwell, City Planner and Melissa Ringler, Recording Secretary.

Chairman Jack Kimsey called the meeting to order at 5:30 p.m.

## **MINUTES:**

Approval of the minutes for the January 8, 2018 meeting.

Jerry Wilkey made a motion to approve the minutes for the January 8, 2018 meeting. Vice-Chairman Vernie Heard seconded the motion. All members voted aye.

**Motion to approve the January 8, 2018 meeting minutes passes.**

## **NEW BUSINESS & PUBLIC HEARING:**

### **1. Travis Willis- Variance**

The City of Foley Board of Adjustments and Appeals has received a request for a variance for Article 14.1.3,D to allow a 30.01'+/- street side yard setback in a R-1B zone. Property is located at 500 N. Hickory St. Applicant is Travis Willis.

Mr. Travis Willis explained he is building a larger home on the lot. He stated the required street side setback is 35' and he needs it reduced to 30'.

Ms. Miriam Boutwell stated the lot is unique due to it being a corner lot. She explained the front yard on a corner lot is the narrower shorter side of the lot regardless of the location of the main entrance of the dwelling.

Mr. Willis explained he was not aware of the street side setbacks until he submitted his plans for review and was contacted by the Zoning Department.

Chairman Jack Kimsey asked if there has been any communication from the public, staff replied no.

Vice-Chairman Vernie Heard made a motion to approve the requested variance. George James seconded the motion. Roll call vote: Vernie Heard, aye; Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; and George James, aye.

**Motion to approve the requested variance passes.**

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## **2. HiLight Electronic Displays, Inc.- Variance**

The Board of Adjustment and Appeals has received a request for a Variance for Article 21.5, maximum wall sign face square footage in a B1 zone. Requested variance for property located at 203 S. McKenzie St. Applicant is HiLight Electronic Displays, Inc.

Mr. Kyle Patterson explained the company that manufactured the sign has already made the sign which is larger than what is allowed.

Ms. Boutwell explained the application indicates the signage is 172.26 sq. ft. She explained the sign face area is actually 108 sq. ft. and the applicant had originally included the blank space within the sign in the square footage.

Chairman Jack Kimsey asked if there has been any communication from the public, staff replied no.

Jerry Wilkey made a motion to approve the requested variance. Montie Clark seconded the motion. Roll call vote: Vernie Heard, aye; Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; and George James, aye.

**Motion to approve the requested variance passes.**

## **3. Waycaster & Associates Architect- Variance**

The City of Foley Board of Adjustments and Appeals has received a request for a variance for Article 10.1.4, number of required off street loading spaces and Article 17.1.2 D, number of required off street parking spaces in a B-1A zone. Property is located at 3501 S McKenzie St. Applicant is Waycaster & Associates Architect.

Mr. Gary Guido explained he has been in the storage business for 25 years and currently has four storage facilities in Louisiana and Mississippi. He explained the building will be a three story climate control storage facility with two elevators. He stated the variance request is for the exterior façade, number of required parking and off street loading spaces. The exterior of the building will be composed of 33% architectural grade metal panels. He stated the zoning ordinance does not have a parking classification for self storage and based off the zoning requirements a total of 200 spaces are required. He stated there will be a total of 24 paved spaces and 9 additional unpaved spaces. He explained the average rental per day is one unit. The business will be open from 6:00 a.m. to 9 p.m. and traffic which averages eight vehicles a day is spread throughout a 12 hour day. He explained there will be two nice loading zones. There will be a third loading area but the size does not meet the zoning ordinance loading spaces requirements.

Chairman Jack Kimsey stated he has used a local storage facility and there is usually minimal traffic.

Jerry Wilkey asked if the main entrance would be off of State Highway 59.

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Mr. Guido stated the entrance will be off of State Highway 59. He explained there is currently a building on the property which will be demolished.

Montie Clark asked about the location of parking.

Mr. Guido explained the parking is located on the north side of the building.

Chairman Jack Kimsey asked if the entrance would be shared with the existing RV park that is located behind the property.

Mr. Guido explained the entrance will be shared at this time. He explained they are hoping a new road will be coming soon and at that time they will relinquish their easement.

Ms. Boutwell stated the applicant has been working with staff for several months. She explained due to Low Impact Development requirements they have reworked the drainage. She stated she is not in disagreement with the assessment of the parking and loading areas.

Chairman Jack Kimsey asked if there has been any communication from the public, staff replied no.

Montie Clark made a motion to approve the requested variance. Vice-Chairman Vernie Heard seconded the motion. Roll call vote: Vernie Heard, aye; Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; and George James, aye.

**Motion to approve the requested variance passes.**

**ADJOURN:**

Meeting adjourned at 5:46 p.m.