

BOARD OF ADJUSTMENT & APPEALS MINUTES

November 13, 2018

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The City of Foley Board of Adjustment & Appeals held a meeting on November 13, 2018 at 5:30 pm in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Montie Clark, Jack Kimsey, Terry Young, Jerry Wilkey and George James. Absent member was: Vernie Heard. Staff present were: Amanda Cole, Planning and Zoning Assistant 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 October 24, 2018 meeting.

Jerry Wilkey made a motion to approve the minutes for the October 24, 2018 meeting. Terry Young seconded the motion. All members voted aye.

Motion to approve the minutes of the October 24, 2018 meeting passes.

NEW BUSINESS & PUBLIC HEARING:

1. Morning Star Baptist Church- Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 14.1.2 D, to allow a 6'9"+/- street side yard setback in a R-1A zone. Property is located at 801 E. Jefferson Ave. Applicant is Morning Star Baptist Church.

Mr. Richardson the pastor of Morning Star Baptist Church explained they are requesting a street side yard variance in order to build a 2,000 square foot addition onto the church. He explained the building is 65 years old and the addition will be used for a much needed fellowship hall.

Chairman Jack Kimsey asked if there were any members of the public to speak on the item, there were none. He asked staff if there has been any communication from the public on the item, staff replied no.

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

Motion to approve the requested variance passes.

2. Jayson Kimbrough- Use Permitted on Appeal

The City of Foley Board of Adjustment and Appeals has received a request for a use permitted on appeal for Article 17.1.4 B, allowing a veterinary clinic in a B-3 zone. Property is located at 22940 US Hwy. 98. Applicant is Jayson Kimbrough.

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Mr. Jayson Kimbrough explained they are requesting to open a veterinary hospital which will include boarding and grooming services.

Chairman Jack Kimsey asked if there were any members of the public to speak on the item, there were none. He asked staff if there has been any communication from the public on the item, staff replied no.

Terry Young made a motion to approve the requested use permitted on appeal. George James seconded the motion. Roll call vote: Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; Terry Young, aye; and George James, aye.

Motion to approve the requested use permitted on appeal passes.

3. Dianne Carney-Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 14.1.4 D, to allow a 23' +/- rear yard setback in a R-1C zone. Property is located at 1031 Destin Ave. Applicant is Dianne Carney.

Ms. Dianne Carney stated she has lived in the home for 8 years and currently there is a concrete pad on the back of the house. She explained she would like to make the concrete pad larger and cover the area with a roof in order to be able to enjoy the outdoors.

Chairman Jack Kimsey asked if there were any members of the public to speak on the item, there were none. He asked staff if there has been any communication from the public on the item, staff replied no.

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

Motion to approve the requested variance passes.

4. Life Storage, Inc.- Use Permitted on Appeal & Variance

The City of Foley Board of Adjustments and Appeals has received a request for a use permitted on appeal and a variance for Article 10.1.4 number of required off street loading spaces, Article 17.1.2,D number of required off street parking spaces, Article 17.1.2,B to allow a self storage warehouse in a B-1A zone. Property is located at 7775 St. Hwy. 59. Applicant is Life Storage, Inc.

Mr. Frank Leatherwood with Thompson Engineering explained they will be demolishing the existing front building and replacing it with a larger two story building that will have interior storage units. He stated the existing parking is underutilized and they are requesting a variance for the required number of parking spaces.

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Montie Clark asked how many parking spaces would be added.

Mr. Leatherwood stated there would be a total of 12 parking spaces.

Chairman Jack Kimsey explained staff is currently working on Zoning Ordinance amendments for the required number of parking spaces for self storage warehouses.

Montie Clark made a motion to approve the use permitted on appeal and variance. Jerry Wilkey seconded the motion. Roll call vote: Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; Terry Young, aye; and George James, aye.

Motion to approve the requested use permitted on appeal and variance passes.

5. 2019 Meeting & Deadline Calendar Approval

Jerry Wilkey made a motion to approve the 2019 meeting calendar. Terry Young seconded the motion. Roll call vote: Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; Terry Young, aye; and George James, aye. Roll call vote: Montie Clark, aye; Jack Kimsey, aye; Jerry Wilkey, aye; Terry Young, aye; and George James, aye.

Motion to approve the 2019 meeting and deadline calendar passes.

ADJOURN:

George James made a motion to adjourn at 5:40 p.m. Terry Young seconded the motion. All members voted aye.

Motion to adjourn at 5:40 p.m. passes.