

**MINUTES
MCMINNVILLE BOARD OF ZONING APPEALS
MARCH 31, 2015**

MEMBERS PRESENT

Jim Brock
David Marttala
Joey Haston

STAFF PRESENT

Rebecca Duncan, Planning and
Zoning Assistant
David Starnes, Staff Planner

MEMBER ABSENT

Jerry Williamson
Tom Ward

OTHERS PRESENT

Jimmy Haley, Mayor
Lisa Hobbs, Southern Standard
Keith Bouldin
Woody Davenport
Hayden Everett
Greg Smith
Mike Birdwell
Ray Cantrell
James Clark
Lynn Cole
Amie Hodges

Public Hearings

A public hearing was opened at 12:05 p.m. by the McMinnville Board of Zoning Appeals concerning Keith Bouldin 's variance request from the McMinnville Zoning Code for his property at 323 West End Avenue. Said variance for the property, situated within a C-2 General Commercial District, is in regard to Section 14-604.5A of the code, which states that parking/driving lane for self-service storage facilities (mini-warehouses), shall be surfaced with asphalt or concrete. Mr. Bouldin, in addressing the board about his request, stated that drainage on the property flows into a sinkhole, and that asphalt or concrete paving of the property would cause drainage problems due to the water flow on an impervious surface. In discussion of the request, Staff Planner David Starnes stated that he had discussed this with Code Enforcement Officer Josh Baker who was unable to attend today's board meeting and hearing. According to Mr. Baker, this type of variance had been granted by the board before for property on Villa Street, and for basically the same reason, that water runoff into a sinkhole would cause drainage problems if it was on an asphalt or concrete surface. After further discussion with Mr. Bouldin about his request, and noting no one in attendance opposing it, the hearing was closed at 12:19 p.m.

A public hearing was then opened up by the board of zoning appeals at 12:20 p.m. for Ben Lomond Connect's special exception request for property at the corner of Westwood 6th Avenue and Morrison Street, located within an R-1 Low Density Residential District. Said request is for the placement of a communications switch on the property that will serve fiber to the Westwood community. Under the provision of Section 14-501.3B of the city zoning code, public utilities of this nature are permitted as a use on appeal in this

zoning district. Ray Cantrell, representative for Ben Lomond Connect, presented information on the switch facility which would be a relatively small structure having a length and width of twelve by eight feet, and a height above ground of approximately seven feet. A few adjacent residents to the property were in attendance at the hearing, and did ask about the structure in regard to its size and location, and whether the property was being rezoned, in which they were informed that it was not. However, none of the residents were on record as being opposed to the special exception being granted. Following review and discussion of Ben Lomond Connect's special exception request, the hearing for it was closed 12:35 p.m.

APPROVAL OF MINUTES OF THE FEBRUARY 24, 2015 MEETING OF THE BOARD OF ZONING APPEALS

Following the public hearings, and the board of zoning appeals meeting being called to order, a motion was made by Jim Brock to dispense with reading and approve the minutes from February 24, 2015 Board of Zoning Appeals meeting as presented. Joey Haston seconded the motion that was approved unanimously.

REVIEW AND CONSIDERATION OF KEITH BOULDIN'S VARIANCE REQUEST

After further discussion of Keith Bouldin's variance request, Jim Brock made a motion that it be granted subject to meeting the requirements of all applicable regulations as found in the city's zoning code. Joey Haston seconded the motion with the members voting all ayes.

REVIEW AND CONSIDERATION OF BEN LOMOND CONNECT'S SPECIAL EXCEPTION REQUEST

After further discussion of Ben Lomond's special exception request, Joey Haston made a motion for the board of zoning to grant it subject to meeting the requirements of all applicable regulations as found in the city zoning code. Jim Brock seconded the motion that passed unanimously.

ADJOURNMENT

With no other business, Joey Haston made a motion to adjourn the meeting at 12:40 p.m. Jim Brock seconded the motion with the members voting all ayes.

Chairperson Signature



Secretary Signature

Date Approved:
