

BOARD OF ZONING APPEALS
Wednesday, May 15, 2024
5:00 pm
Town Council Chambers

Members Present:

Mike Freeney
Jerry Hoffman
Mark Darrall
Katie Nixon
Mark Tinch

Members Absent:

Others Present:

Matt Ray
Erin Hurley
Chase Bruton
Tim Eakins, Petitioner

Mark Darrall called the meeting to order at 5:00 pm and led the Pledge of Allegiance. All members were present.

Katie Nixon moved to approve the minutes from the October 18, 2023 meeting. Second by Jerry Hoffman. All members present voted Aye.

Election of Officers

Jerry Hoffman moved to retain the current slate of officers. Mike Freeney seconded the motion.

Mark Darrall, President
Jerry Hoffman, Vice President
Katie Nixon, Secretary

All members voted in the affirmative to elect the slate of officers for the 2024 term.

Old Business

There was no old business.

New Business

Variance Petition – DT Homes

Tim Eakins, representing DT Homes, presented their petition to reclaim Lots 48 and 49 of the Chase Point Subdivision and to reduce the side yard set-back. These lots were on the original primary plat, but later converted to Outlot 4. These are both corner lots and at the time, DT Homes did not have a home design which would fit on those lots due to size and the fact that they have two "front" yards because they are on the corner. DT Homes has since developed a smaller house plan that will fit if a five-foot reduction in the side yard setback is allowed.

There was a discussion among the Commission as to whether the petition should go back for a replat.

Terri Stuart, 9308 W. Tradition Drive –

She stated that she relied on assurances from the developer when she purchased her lot that nothing would be built across the street. She feels that putting homes there will make it too congested. She was told it would remain greenspace and be landscaped.

Mr. Eakins responded that density will be beneficial to the Homeowners' Association and to the Town. If nothing is built on those lots, they will eventually revert to the HOA to maintain. The HOA will revert to the residents when they get 30 residents. It is currently run by the developer.

One of the new smaller homes has already been built on Lot #2.

Jerry Hoffman added that if houses are not built on these lots, they may wind up having storage units or something less desirable than homes placed on them once they revert to the HOA.


Mark Tinch made a motion to approve a reduction in the front yard set-back on the East side of Lots 48 and 49. Katie Nixon seconded the motion. The vote was taken by roll call:

Mike Freeney	yes
Jerry Hoffman	no
Katie Nixon	yes
Mark Tinch	yes
Mark Darrall	no

The Variance was approved by a vote of 3-2.

There was no other public comment.

Meeting adjourned at 5:45 pm.



(President)



(Secretary)