

BOARD OF ZONING APPEALS
Wednesday, October 11, 2017
5:00 pm
Town Council Chambers
Variance Petition- Public Hearing

Members Present:

Cindy Spears
Jerry Hoffman
Tom Hurley
Mike Raper

Others Present:

Matt Ray
Erin Hurley
Spencer O'Dell, AR Engineering, Petitioner
Andrew Rossell, AR Engineering, Petitioner
Devin Linn & Debbie Linn
Thomas & Sheila Edmonds

Jerry Hoffman called the meeting to order at 5:07 pm. Members present were Cindy Spears, Tom Hurley, Mike Raper, and Jerry Hoffman.

Cindy Spears moved to approve the minutes from the September 6, 2017 meeting. Second by Tom Hurley. All members voted aye.

Matt Ray presented an application from AR Engineering requesting a variance for a proposed Dollar General store to be located at 5905 W. Kilgore Avenue. The engineers have made several changes to the prior proposal which was denied July 27, 2017 and have asked for a rehearing. They now only need variances for the front setback along SR32 and the parking setback along Kingston Avenue. They will need to comply with the landscape standards which will require the addition of five bushes and four canopy trees to the submitted landscape plan.

Jerry Hoffman asked for any comments in favor of the variance:

Andrew Rossell, AR Engineering, stated that they have redone the site plan to push the building forward as per the suggestion of Matt Ray and Pete Olson to keep the building away from the residential area and to be more in line with Heritage Mixed zoning. They will need a relief of five feet on the parking side along Kingston. They will install a six foot privacy fence along the whole south side of the property and will try to keep the existing vegetation. They have also changed the original plan to a corner entry building with block on three sides. The rear of the structure will be metal. There was a discussion about the roof elevation and parapet.

Jerry Hoffman asked for any comments against the variance:

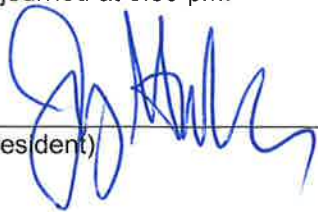
Sheila Edmunds, 1418 S. Kingston, stated she is still concerned with semi trucks coming down Kingston and Stockport into their neighborhood.

Debbie Linn, 1414 Stockport, stated she is also concerned about the semi trucks. Her grandkids live with her and she worries about their safety with increased traffic as well as lights and noise from the parking lot. Jerry Hoffman responded that he reviewed the lighting plan and there would be zero light bleed past the property line.

There was discussion among the members about the design. Jerry Hoffman stated that he wanted parapets all the way around the building, not a sloping roof line. Andrew Rossell responded that the sloping roof is necessary to push water to the retention pond. Mike Raper asked for an eight foot privacy fence instead of a six foot fence.

Mike Raper made a motion to approve the variance request subject to complying with the landscape standards and installing an eight foot privacy fence. There was no second. Motion failed for a lack of a second. **Variance denied.**

Meeting adjourned at 5:30 pm.



(President)