

**Council Members**

Rick Hayes
Ron Scott
Beth McMillan
Maurice Mercer
Mildred Lanier

Mayor
Gary W. Waters

City Manager
Gretchen DiFante

City Clerk/Treasurer
Tom Seale, MMC, CMRO

ZONING BOARD OF ADJUSTMENT MEETING

February 25, 2019

Meeting called to order by Chairman Joe O'Brien at 7:35 A.M.

Members present were: Joe O'Brien, Danny Hayes, Mike Harris, and Joe Schifano. Building Official Bob Miller was also present.

The following request was presented:

Variance request: 11' variance to the front 35' setback

Location: 604 Whitetail Run, Lot 650 – Deer Ridge Lakes
Sector 6 Phase 2

Applicant: SDH Birmingham, LLC

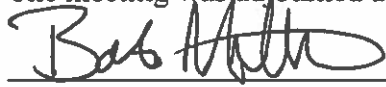
Jeff Mullins, vice president of construction with the Birmingham division, presented the request stating Smith Douglas Homes set four pins and simply the concrete subcontractor went by the wrong pins, he went with the front pins. Mr. Mullins stated they will not be setting triangular points again and has talked with the existing neighbors explaining what has happened and gotten their opinions. Greg Chandler, existing neighbor at 600 Whitetail Run Lot 649, was also present at the meeting. Greg stated he doesn't have a problem with it and in his opinion the home will not stick out like a sore thumb due to it being a corner lot. Bob, Building Official, told Mr. Mullins we will need a compaction test, form board survey and foundation survey on file. Danny Hayes asked Bob if we inspect the slab before its poured. Bob answered, when we inspect the slab it's to make sure the footings are deep enough when we do the slab building/plumbing inspection. Mr. Mullins stated Smith Douglas Homes cut the lot down 6-8ft and dressed up the embankment and rolled it back in. Mr. Mullins was adamant that he was clear with all his subcontractors that this will not happen again and SDH Birmingham LLC will no longer use offset stakes. Danny spoke to the fact that the board members job is to do what's best for Pelham because it's a great community and the board wants to help and be friendly, but there's a time when these need to come to an end. Bob stated we don't want to see SDH Birmingham LLC back at the variance board. Mr. Mullins said he understood and they never do this. Joe O'Brien also mentioned as long as you go with what your plan is now it will be ok and it shouldn't happen again if you stick with this new plan you've presented us.

Mike Harris made the motion to grant the variance as presented. Danny Hayes seconded the motion and all approved. Variance was granted.

Joe Schifano abstained from the vote.

With no other business to come before the board Joe O'Brien asked for a motion to adjourn. Mike Harris made the motion to adjourn. Joe Schifano seconded the motion.

The meeting was adjourned at 8:00 AM.

A handwritten signature in black ink, appearing to read "Bob Miller", written over a horizontal line.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,

Kelsey Cunningham

Secretary