

**Council Members**

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ZONING BOARD OF ADJUSTMENT MEETING

June 19, 2020

Members present were: Joe O'Brien*, Mike Harris*, Mike Kelley* and Joe Schifano*. Building Official Angie Brown*, Chief Tim Honeycutt* and Fire Marshal Justin Palmer* was also present.

*-attended via zoom or teleconference

Due to COVID-19 pandemic, this meeting was held with the Zoning Board of Adjustment members digitally attending the meeting via conference call. Staff and general public/audience members also were invited to attend the conference call following publication pursuant to Alabama law.

The following request was presented:

Variance request:

Item 1: 3:1 Slope requirement adjusted to allow a 2:1 slope as designed

Item 2: Landscape design as submitted that would only include a landscape buffer along the East portion of the building facing I-65 and the NE portion of the building.

Item 3: New overhead door to face I-65. Note the new doors are 'speed doors' and will only be opened momentarily to move vehicle. Also, the slope and the new landscape buffer will block the view of the door.

Applicant: Automotive Real Estate of Alabama, Inc.

Location: 100 Drivers Way

Civil Engineer, Logan Gandy, with LBYD spoke that there is an existing slope of 2:1. A geotechnical engineer got involved and the report was approved stating that the slope will maintain itself and is not going to fail. Logan stated they went ahead and designed it for the 2:1 slope to make the best use of the owner's property. Logan expressed it's designed in a way that everything is going to work and it's going to match what's existing right now. Mr. Gandy went on to go over the meeting items. As far as the landscape, we've come to an agreement to do a

modified landscape plan, just to make sure that there's no way that if in the future the vegetation that is existing along the I-65 right of way, if that vegetation has ever removed for whatever reason, we have a landscape buffer in place that you still will not be able to see our new building from I-65. Lastly Mr. Rob Walker, Architect, explained item number three. Mr. Walker said the way we have the building situated with the slope in the landscaping, you won't be able to see the doors and we've situated the building to get the best use of the existing parking lot that's there. This is the existing parking lot that they use frequently, therefore, we were trying to maintain the maximum use of that without impacting traffic flow. The way we've got it oriented works best for their function, Rob stated. Mr. Gandy told to members there's certain stabilization that they require and we're definitely going to ensure it happens. Mr. Gandy added, we also have an interceptor ditch along the top of the slope to catch any water before it hits that slope. The only water that would be on that slope is what actually falls from up higher on the hill and would be caught and run around the perimeter before it gets into that new grading area. Mike Harris asked if there were any fire code concerns with getting a firetruck in that location if needed. Logan answered that they have coordinated with the Fire Marshal to look at everything and they added a new hydrant, just to make sure that Pelham Fire has access or enough reach. Logan went on to say they are extending or wanting one of the access roads just to make sure Pelham Fire can get trucks everywhere they need to be. Chief Tim Honeycutt expressed Pelham Fire has not received the final plans to be able to review them. Architect, Rob Walker stated they were planning to send them late today to make sure we were okay with what they're doing today to submit the revised items after this meeting. Member Joe Schifano asked the question about the use of this building. Mr. Schifano stated what they have presented looks like a very well thought out plan and asked what the building is going to do for Driver's Way. Rob answered, the existing building that is down below on the hills, is a service building and the building comprises two parts. One is a service component. Rob went on to explain. When you know you've got a car and you get the needed worked on whether it's tires or engine, and the second part in that building is a detail shop where they take cars that are being considered to be sold and detailed and clean on the inside. Now, so what we're doing is we're providing a new detailed building at this location, at the top of the hill and we're expanding the service department into a detail function in the existing building. They're providing more service component in the existing building and by doing so, we needed another building for the detail function and with today's market and trying to attract more employees. They want both the buildings conditioned so that they have a good working environment. So that's part of the project as well, Architect Rob Walker ended. Angie Brown spoke on the landscape of the project and expressed that making them go all the way down to the point where they're not doing any construction was maybe a little bit overkill. Angie went on to say the Building Department feels that what they're doing now and just the way that I-65 is, it's a little higher and I think what they're going to do is going to cover and is going to meet the intent of what the overlay district is. Joe Schifano stated he appreciates them adding the screening on those overhead doors because it is something that we haven't seen in some of our past presentations.

Item 1: Mike Harris made the motion to accept item one and allow the adjustment to the slope design. Joe O'Brien seconded the motion and all approved. Variance was granted.

Item 2: Mike Kelley made the motion to accept the landscape design as submitted. Joe Schifano seconded the motion and all approved. Variance was granted.

Item 3: Joe Schifano made the motion to approve item number 3 as submitted. Mike Harris seconded the motion and all approved. Variance was granted.

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

The meeting was adjourned at 7:51 AM.

A handwritten signature in cursive script, appearing to read "Angie Brown", written over a horizontal line.

READ AND APPROVED / Angie Brown, Building Official

Respectfully submitted,

Kelsey Cunningham

Secretary