



Mayor
Gary W. Waters

City Manager
Gretchen DiFante

City Clerk/Treasurer
Tom Seale, MMC, CMRO

ZONING BOARD OF ADJUSTMENT MEETING

November 17, 2020

Meeting called to order by Chairman Joe O'Brien at 7:30 A.M.
Members present were: Joe O'Brien, Mike Harris, Mike Kelley and Joe Schifano. Building Official Angie Brown, Chief Mike Reid and City Engineer Chris Nicholson were also present.

The following request was presented:

Variance request:

Item 1: They need to grade a portion of the site to a slope greater than 3:1 (Reference – Article XXI, Section 9, Item 1)

Item 2: They need to use crushed granite (Reference – Article XXI, Section 9, Item 5)

Item 3: Service area visibility- Rollup/Overhead Doors (Reference – Article XXI, Section 6, Item 5)

Location: 2843 Pelham Pkwy (2849 & 2861 Pelham Pkwy – 3 total Parcels)

Applicant: Bryan Gamble

Michael Rice presented the first variance request stating normally you have a 2:1 slope stability issue more in a fill area. Our geo-tech company, Long Leaf Engineering, has slowed production due to COVID, therefore they did not have the report to share today. Mr. Rice stated the geo-tech report will show a 2:1 slope stability analysis. Joe O'Brien asked when the report would be available. Bryan Gamble spoke that the report should be ready in a couple of weeks and he was okay if the variance was approved contingent of the City obtaining the report since the City Engineer will have to review it. Joe Schifano asked if they ran an analysis on a 3:1 slope for the usable area if there's a way to make it work within the overlay district. Bryan stated it would pretty much remove all of their usable area. Michael spoke that they never tied back to the backside and if they do it will take out the entire storage area in the back. Joe Schifano made the statement that on the rendering there seems to be an asphalt drive to where the campers are, can

you tell us about that. Bryan stated where the campers are there is an existing slope that is steeper and there are a few tenants that have been in there for quite some time, especially 3-4 that are elderly so they are trying not to disturb their home, our request was to retain those 4 spots only on a phase out period. The idea is to remove those mobile homes or trailers but at the same time we did not want to uproot those families, those homes. Bryan went on to say they worked it out with the City attorney to retain those 4 homes just for the time being, that's why they have not disturbed that portion of the property. Building Official, Angie Brown mentioned when she spoke with the City attorney, they were fine when the property is replatted. The homes wouldn't be replaced when they decide to move on. Bryan explained that the second variance request they need is about having the crushed material instead of hard suitable surface. The line of work they do involves heavy equipment and in the hotter months of the year the asphalt is more prone to have to be replaced quite regularly. Mr. Gamble informed the members that concrete cost prohibitive and they have tried to design the area where the crushed material is not seen from Hwy 31. There is a 4ft retaining wall that borders Hwy 31 that elevates their yard or land from the highway plus the 5ft landscape buffer they are required to put in. He went on to explain, there is a slight grade up, so you will see some stone. Also, Bryan informed the board with their study there's less water running down onto the highway using the crushed material. Michael stated the elevation of the top of the retaining wall is roughly 470 and the building sits at 483 and the gravel lot is between 480-483. Joe O'Brien asked if they knew what the elevation of highway 31 is. Michael answered it is roughly 460. Mike Harris then stated with landscape along that wall, the crush material will not be visible. Mr. Gamble told the board, the rendering that was done was done at street level for you all to view what you would see from highway 31. Joe Schifano asked if they are really using crushed granite per the variance request because most plants around here only carry limestone. Bryan answered it would be limestone not granite. For the third variance request, Bryan presented the request that he didn't see where its particular to doors but he understands its geared towards the service area and unloading materials. Bryan stated loading and unloading is all done at the rear of the building, but they will have to access the front part of the service bay area. There are 5 doors across the back that's not visible but there are two doors in the front that will be visible and they will try keep them closed as much as they can but during the busy season they will be open. Also, the equipment in the display area and landscaping will somewhat blind those two service bay doors from highway 31. Joe O'Brien asked what color the doors will be. Bryan answered the building will be neutral colors, but they haven't gotten that far yet for the door color. However, if he had to say right now they will be a dark brown. The bottom area of the building is a split face building, the top is lighter and the bottom is darker. In front of the office, or showroom area is a glass front but will have a rock wall along the front as well. Joe Schifano asked if there is a larger overhang of the service area. Bryan stated there is a 15ft canopy of the service area and a 10ft over the showroom area. There is a concrete taper around the building. Joe Schifano stated he liked the 15ft canopy over the service area to somewhat hide the equipment when the doors are open.

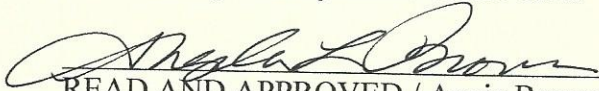
Item 1: Mike Kelley made the motion to approve the variance as it is written contingent on the City Engineer to review the geo-tech report as well as contingent on replatting from three lots into one. Mike Harris seconded the motion and all approved. Variance was granted.

Item 2: Mike Harris made the motion to approve the variance using gravel, crushed limestone material. Joe Schifano seconded the motion and all approved. Variance was granted.

Item 3: Joe Schifano made the motion to approve the variance contingent upon the final building plans showing a 15ft overhang canopy around the service area. 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. Mike Harris made the motion to adjourn. Mike Kelley seconded the motion.

The meeting was adjourned at 7:59 AM.



READ AND APPROVED / Angie Brown, Building Official

Respectfully submitted,

Kelsey Cunningham

Secretary