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ZONING BOARD OF ADJUSTMENT MEETING

February 13, 2020

Meeting called to order by Chairman Joe O'Brien at 7:40 A.M.

Members present were: Joe O'Brien, Mike Kelly and Joe Schifano. Building Official Angie Brown, Chief Tim Honeycutt, Steve Holler, Fire Marshal Justin Palmer and GIS Director, Josh Osborne was also present.

The following request was presented:

Variance request: Add loading dock & roll up door to the rear of the building and a variance on covering the HVAC roof units.

Applicant: J & W Shelby Co. LLC (Property Owner) / Oak Mountain Brewing Company LLC (Tenant)

Location: 110 Cahaba Valley Rd

Peter Genereux, owner of Oak Mountain Brewing Company LLC, presented the request stating the building use to be Alabama Outdoors and then a mattress store, now we are putting a brewery in this location and majority of construction will be indoors. Also we are putting a 10x10 industrial roll up door in the back of the building where most of the deliveries will be unloaded. The issue on why we are coming to the zoning board is due to the roll up door being in the corridor overlay district it has to meet those requirements. Peter stated you can't see the HVAC units from the front of the building on the highway 31 side or from highway 119, you can only see them from the back of the building where the strip mall is located. Peter informed the board that because of the age of the building and the way it was constructed, putting some kind of covering on there to cover the AC units is going to be extremely costly and the building is not designed for the extra load and that is why we are trying to get a variance. On the back of the building a roll up door and man door will be put in and we will try to paint them to match the brick as close as possible. The building is 22 years old, we know if we constructed a brand new building we would have put this in our construction plan when we designed the building. Peter informed the board that since the building is 22 years old, they are having to retro fit everything and some of these changes are a little more difficult. Mike Kelly asked what the fence is for, to cover the air conditioning. Peter said they have a glycol unit which is the large unit that keeps all of our tanks chilled and we are putting it on the outside of the building and the fence will cover that along with the air compressor and a couple of other small pieces of equipment too. These

pieces are in the current pathway of the back of the building so the forklifts will come out of the new man door and make a left, then go down the back to be able to load in product. Mike Kelly asked if this will block anyone coming down the existing pathway down the back of the building. Peter answered that path is existing and actually stops at the end, we are planning on extending the concrete down further, and there is a break between the brewery and the other strip mall located behind us. Peter included to say, our first choice was putting that equipment on the roof but the roof will not support it. We would have to do major structural changes to the building to get the roof to support that equipment, so we have to put that equipment on the ground and put a fence around it to where it blends in as much as possible. Mike Kelly asked about the size of the equipment that would be stored outside. Peter responded 6ft wide by 12ft or 14ft long, your typical chiller unit. Joe Schifano asked Peter to speak more on the structural reasons why you're not able to screen the AC units on the roof. Mitch Bruhn with WatsonBruhn Builders LLC and also the general contractor of the job, spoke to the fact that the building is not a typical conventional structural steel building, it's a pre-engineered metal building. So instead of joist and beams, the purlins are not designed to carry the wall or screen wall you're going to add a wind load on top of it and it will require coming in and putting additional steel structure that you would have to carry all the way across the beams. Mr. Bruhn also stated the purlins themselves wouldn't carry unless it was distributed across many of them because they are just not designed for that kind of load. Not to mention the weight of the load itself would include cutting the slab and putting in new foundations, columns, and beams to support the unit. If you just put a parapet wall up there it would increase that wind load and you'd have to transfer that then the weight of the unit itself if you put it up there it would exasperate it and even take it further. Peter stated they did their analysis on air flow too and even upsizing some of the air conditioning units would put a major load on the roof and we would have to do a lot of structural changes. Everything else around there is older, so you can see everyone else's air conditioning units, the building is 22 years old. Mike Kelly asked if the City has an opinion on this. Steve Holler answered that as far as putting that added weight on the roof it is a server hazard for anyone operating under it. Josh Osborne said we have had a similar situation at the new O'Reilly's on Hwy 52, throughout the review process they got the construction completed and before they got their CO they didn't have their screening up and they had the same concerns for the load on the structure. They did come back and found an alternative that was light weight and was under 200lbs to screen two sides of the unit instead of three sides, the units are up on the roof. Angie informed the board that the city initially talked about this in the design meeting with everyone and the roll up door was the only thing that we felt needed an opinion from the zoning board because we are not supposed to have roll up doors facing overlay district streets and our concern with the roll up door being painted what it's going to look like in 10 years, is it going to be what we wanted and the maintenance issues. That's what we were under impression that this variance was for. Josh stated we are also requiring the old Valley Elementary school development to screen their roof top units with their brewery coming in as well. Mike Kelly stated if I understand you correctly your main concern is more about the look of a roll up door than it is to screen around equipment outside. Angie answered that the screening is something they are going to have to do we didn't discuss the option on doing a variance on the screens for the hvac units on the roof in our predesign meeting. Peter said after the meeting we had, we went back and looked at the screens after that point that's when the added weight became a factor in doing. Originally in our meeting we were going to screen the units, and then looked at the cost of it is what ruled it into this variance to see if we could get a variance on it as well. Joe Schifano asked if the roll up door was

strictly just for deliveries and it's not one for day to day operations. Peter answered correct, we are putting another roll up door on the side of the building that customers can go out to the patio to our tap room. This door that will have glass in it and the city hasn't expressed any concern for that style. Mike asked if the door would stay open all day. Peter said it will be open sometimes, it depends on the type of weather we are having too, I figured they will be coming in and out of it on a regular basis so they will probably leave it open. Joe O'Brien asked Josh if he knew what the alternative that O'Reilly came up with and is that something that Peter has looked at. Josh stated there's only about 2-3 manufactures out there that makes screens for these units and they have them in aluminum predominantly and we can get that information to Peter if we need to. Mitch Bruhn said they looked at multiple options for example hanging units, attaching units to the roof, there's a maintenance and leak issue on that metal building. If you start tampering with the metal roof or building it will create issues as far as leaks. There's a lot of support steel that would have to be put in to get it ridged enough to withhold wind loads that it is cost prohibited based on what Peter is trying to do. Again, Angie informed the board member this variance was only for the roll up doors and not for the screening on the roof. The screening is something new that came in with the application. All the city asked them to do was to go before the board for the roll up door because it is in the corridor overlay district and the door is visible from the street. Joe Schifano asked how far back does the property line go. Peter told the board the property owners own the strip center behind it as well, but our property line ends right behind the brewery. Joe Schifano asked if there has been any landscaping plan turned in to further screen the view of the roll up door and equipment. Peter said with that small piece of grass we could plant some bushes but when we put the walk way in and planting something would take away from the space to move our equipment. Joe O'Brien asked how wide is the concrete walk way. Mitch Bruhn answered its 10ft wide and will leave a 3ft-4ft grass strip through there.

Joe Schifano made the motion to grant the variance for the covering on the HVAC units and they do not have to install it. Mike Kelly seconded the motion and all approved. Variance was granted.

Mike Kelly made the motion to grant the variance to a roll up door and will paint it to match the color of the building as close as possible. Joe O'Brien 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. Mike Kelley seconded the motion.

The meeting was adjourned at 8:00 AM.



READ AND APPROVED / Angie Brown, Building Official

Respectfully submitted,

Kelsey Cunningham

Secretary