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ZONING BOARD OF ADJUSTMENT MEETING

October 22, 2019

Meeting called to order by Chairman Joe O'Brien at 7:50 A.M.
Members present were: Joe O'Brien, Danny Hayes, Mike Harris, Mike Kelley and Joe Schifano.
City Engineers Andrew Golden and Chris Cousins were also present.
The following request was presented:

Variance request: Accept the orientation of the new building with bay doors facing I-65, metal building panels to be decorative with bay doors being bronze framing and bronze tinted glass

Location: 1500 McCain Pkwy – Big Tex Trailers

Applicant: Eddie Lumpkin

Morgan Duncan, attorney representing Gary Wyatt, presented the request stating they would like to build a metal building and have the bay doors face I-65. Mike Kelley asked what the building would be used for. Morgan expressed he didn't know much about this job. Joe O'Brien said it will be used for servicing trailers from what he can tell on the construction plans. Mr. Schifano asked Morgan, obviously there is a lot of property, about 5 acres, what hardship is the city creating with our rules for the corridor overlay district, are there any alternative locations? Morgan informed the board that with Gary's design the way they have presented the plans, they believe that's the best suit for the building to face. Andrew Golden stated they looked at a few options, however, Mr. Wyatt decided to come before the board. Mr. Schifano said to his assumption the bay doors will be open during business hours, which is majority of the day. The service area is usually to be screened so it wouldn't be visible from corridor overlay district. Morgan suggested putting tint on the windows and keep the bay doors shut. Joe stated that wouldn't be permissible due to there is no drive thru on the other side. Mr. Schifano expressed if they face the doors toward McCain Pkwy it would be more feasible to the corridor overlay district requirements. The question was asked to Andrew, are they building this new building to keep service going before tearing down the location it is at now on the property. Andrew answered, yes. Mike Kelley asked Morgan if he could call Gary Wyatt and let the board talk to him. Via phone, Mr. Gary Wyatt stated the current building will be torn down once the new building is up. Mr. Schifano told Mr. Wyatt that this property seems rather large and it is hard to understand why to consider the variance when there's a lot of other options on the property. Wyatt notified the board there is no way they can relocate the shops while they are building if they do build in the same footprint as the current building. Morgan asked if he could gather more details and possibly come back before the board.

Mr. Schifano made the motion to continue the request of the variance meeting until further information can be presented. Danny Hayes seconded the motion and all approved of the continuation of the request. Variance was continued.

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. Danny Hayes seconded the motion.

The meeting was adjourned at 8:10 AM.



READ AND APPROVED / Chris Cousins, City Engineer

Respectfully submitted,

Kelsey Cunningham

Secretary