



Council Members

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Gary W. Waters

City Manager
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City Clerk/Treasurer
Tom Seale, MMC, CMRO

ZONING BOARD OF ADJUSTMENT MEETING

September 20, 2019

Meeting called to order by Chairman Joe O'Brien at 7:33 A.M.
Members present were: Joe O'Brien, Danny Hayes, Mike Harris, and Mike Kelley. Fire Marshal Justin Palmer, City Engineer Andrew Golden and Battalion Chief Steve Holler was also present.
The following request was presented:

Variance request: Leave storage lot for boats in gravel vs asphalt or concrete fence variance for rear set back

Location: 111 Industrial Park Drive

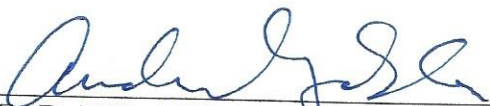
Applicant: Wayne Welch – Blue Water Marine

Jeff Hulon, owner of Hulon Construction Co Inc., represented Wayne Welch until he arrived to the meeting, stating Blue Water Marine does boat retail sales and the sales are mainly done over the internet. Mr. Hulon has turned in commercial building plans to build a 50x80 building in the rear of the lot. Once the plan review process was completed, Andrew noted a few deficiencies, including the existing gravel parking lot. Andrew expressed per the City of Pelham Zoning Ordinance under "Supplementary Regulations and Modifications" the existing gravel lot must be improved to either asphalt or concrete. Mike Harris spoke to the fact that since there isn't a lot of customer traffic at this location and majority of it is online he doesn't see a problem leaving the parking lot graveled. Mike Kelley added that most of the lots on Industrial Park Drive are graveled as well. Battalion Chief Steve Holler asked Mr. Welch would a fire apparatus be able to go through to the back of this lot. Wayne expressed he has moved all inventory per Fire Marshal, Justin Palmer, for Fire personnel to get back there in case of an emergency. As far as the fence variance requested, Wayne told the board that the fence is down at the moment and he is not planning to put it back up any time soon. Andrew voiced that the fence will not need a variance due to the City of Pelham owns the property behind Mr. Wayne's property therefore Pelham would only give an easement.

Mike Harris made the motion to grant the variance keeping the parking lot gravel and remove the fence variance from the request. Danny Hayes 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 Kelley made the motion to adjourn. Danny Hayes seconded the motion.

The meeting was adjourned at 7:43 AM.



READ AND APPROVED / Andrew Golden, City Engineer

Respectfully submitted,
Kelsey Cunningham
Secretary