

**Meeting Minutes of the
Zoning Board of Adjustments & Appeals**

August 13, 2024 * 5:00 pm
City Hall Second Floor Public Meeting Room

Members Present

Bo Harrison
Chris Chain, Chair
Emily Johnson

Members Absent

Kevin Stafford
Stephen McBride

Staff Present

Kenneth Wiegel
Cynde Stevens

Chairman Chris Chain called the meeting to order.

Emily Johnson made a motion to approve the minutes of May 14, 2024 as submitted and Bo Harrison seconded. There was no discussion. The members voted unanimously to approve.

Public Hearing

1. ZBA Case 24-02

Owner: TC Express LLC * Adam Holmes, President

Address: 2240 Highway 69 South

Tax Parcel: 69W22-00-21200

Zoning District: C-3 Highway Commercial

Request to install a minimum ten-foot hard surface apron where tying into the highway and use crushed limestone as a temporary parking surface for a period of one year.

Presenter: Payton McCrary, owner representative

Interested Parties Present: None

Discussion: Mr. McCrary stated Mr. Holmes is constructing a new business and has run into some hardship in the process.

Mr. Chain asked if the Building Department had received any inquiries in favor of or against the request. Mr. Wiegel stated his office had not received any.

ZBA Case 24-02, continued

After discussion, the Chairman called for a motion. Emily Johnson motioned to approve the variance as submitted contingent upon the Building Department obtaining a written statement from the applicant for follow through and Bo Harrison seconded. All members voted unanimously to approve the request.

The Board based their decision on the following finding of facts:

- 1. The requirement sought to be waived has been waived previously and the request would not set a precedent;*
- 2. No issues would result that would endanger the owner, the public, or the neighbors' property as a result of the requested waiver;*
- 3. The granting of the waiver would not detract from the general appearance prevalent in the neighborhood; and*
- 4. There was no significant objection from the neighborhood property owners.*

Adjournment

There was no further business and the meeting adjourned.

ZONING BOARD OF ADJUSTMENTS & APPEALS

Chris Chain, Chair

Minutes by C. Stevens