

Board of Zoning Appeals
December 18, 2006

Chairman Eron Moore	<u>X</u>
Ronnie Allen	<u>X</u>
John Pentecost	<u>X</u>
David Mellard	<u>X</u>

Chairman Eron Moore called the meeting of the Board of Appeals to order at 6:00PM.

Chairman Moore then entertained a motion to approve the minutes of the previous meeting. Mr. John Pentecost made the motion to approve the minutes. Mr. David Mellard seconded. Motion carried 3-0.

Mr. Mellard then made a motion to approve the published agenda, seconded by Mr. Ronnie Allen. Motion carried 3-0.

The first item on the agenda in new business was an appeal of an administrative decision by Camar Properties, Inc. concerning the requirements for four sided brick in the RM-12 zoning classification. Mr. Razi Medini reviewed his request for the appeal of the administrative decision on the requirement for four sided brick in townhome development. Mr. Brad Leonard stated that townhouses are single-family homes and are required to be four sided brick. The allowance for other material on the rear when not visible from the street was for apartments that are in a multi-family zoning classification. The board asked Mr. Tony Powell for his interpretation. He concurred with Mr. Leonard's interpretation. Mr. Mellard then made a motion to uphold the Planning Director's interpretation. Mr. Allen seconded. Motion carried 3-0.

The last item on the agenda in new business was a variance request, V-06-11 for Oxford Properties at 405 Philip Blvd, a reduction of stream buffer requirements from 50' to 25'. Mr. Tony Powell gave an overview of the history for the project. Mr. Hargrave, a principal in the project, then made his presentation. Mr. Robert Rennie then gave the variance analysis from the Planning and Zoning Department recommending approval of the variance. Motion made by Mr. Pentecost to grant the variance and include construction limit fencing and the required silt fence. Mr. Allen seconded the motion. Motion carried 3-0.

Being no further business, Chairman Moore requested a motion to adjourn. Mr. Mellard made the motion. Motion seconded by Mr. Allen. The meeting was adjourned.

Eron Moore, Chairman
Board of Zoning Appeals

Bob Rennie, Planner
Planning, Zoning & Inspections