BOARD OF ZONING APPEALS

City Council Chambers, City Hall
Tuesday March 18, 2025 at 6:00 PM

ACTION REPORT

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTION OF MEMBERS

Present: Hodge Patel, Adam D'Anella, Zach Middlebrooks, Nick Horton, Billy Carman

Absent: Lauren Holmes, Zac Stafford

4. APPROVAL / AMENDMENT OF AGENDA

Motion to Approve: Hodge Patel

Second: Billy Carman

Vote: 5-0- Approved

5. APPROVAL OF PAST MEETING MINUTES

A. Approval of February 18, 2025, Meeting Minutes

Motion to Approve past meeting minutes from February Meeting: Hodge Patel

Second: Zach Middlebrooks

Vote: 2-2, there were two abstentions due to two board members being absent from last month's meeting.

*Legal advised that the ordinance states there must be a majority vote and recommended a motion to move the agenda item down the list to after item # 9, since board member Nick Horton was going to be present, as he was arriving late for the meeting.

Motion to approve this amendment to the agenda to move item 5: Hodge Patel

Second: Adam D'Anella

Vote: 4-0 (Approved)

6. CONSIDERATION OF PRIMARY VARIANCES

A. V25-03, 15060 Freemanville Road

Applicant: Daniel Harper
Request:

• **Sec. 3.1.4, Accessory Structure Setbacks** - Unified Development Code. To allow a proposed detached garage accessory structure to be located in front of the existing single-family home.

Motion to Approve 1- part variance: Hodge Patel

Second: Zac Stafford

Vote: 5-0 Approved with the following conditions:

- Per the variance site plan from McWhorter & Anderson Land Surveying & Civil Engineering received January 21, 2025, by the Community Development Department

- Per the Landscape Plan from Gibbs Landscape Co. received on March 13, 2025 by the Community Development Department as approved by the City Arborist.

B. V25-06, 100 Deerhaven Lane (Withdrawal Request)

Applicant: Martin Anker
Request(s):

- **Sec. 3.1.4, Accessory Structure Setbacks - Unified Development Code**. To allow a proposed cabana accessory structure to be located in front of single-family home.

- **Sec. 8.4.2.E.2.a – Unified Development Code.** To allow a proposed private recreational pickleball court to be located in front of single-family home.

- **Sec. 8.4.2.E.2.a – Unified Development Code**. To allow a proposed private recreational pickleball court to be located in front of single-family home.

Motion to allow for withdrawal without prejudice: Hodge Patel

Second: Adam D'Anella

Vote: 5-0 (Approved)

C. V25-07, 575 Glen National Drive
Applicant: Mishka Parker
Request(s):

- **Sec. 11.5.7.A.1 - Unified Development Code.** To allow an existing home and proposed home addition to encroach the 50-foot undisturbed stream buffer.

- **Sec. 11.5.7.A.2 - Unified Development Code.** To allow an existing home and proposed home addition and covered patio to encroach the 75-foot impervious setback.

Motion to Approve the two-part variance: Adam D'Anella

Second: Nick Horton

Vote: 5-0 (Approved) with the following conditions:

- Per the Site Plan from Crescent View Engineering LLC received on January 31, 2025, by the Community Development Department.

- Water quality treatment to be provided for all new impervious surfaces as determined by the City Development Engineer through the permitting process.

7. CONSIDERATION OF APPEALS / SECONDARY VARIANCES

- None

8. OLD BUSINESS

- None

9. NEW BUSINESS

- None

****Deferred Agenda Item #5: Approval of Past Meeting Minutes**

Motion to approve February 18, 2025, Meeting Minutes: Hodge Patel

Second: Billy Carman

Vote: 5-0

10. ADJOURNMENT

Motion to Adjourn: Adam D'Anella

Second: Billy Carman

Vote: 5-0 (Approved)

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.