

OFICIAL MINUTES

McKenzie Board of Zoning Appeals (BZA)
Tuesday, July 9, 2013 Minutes
McKenzie City Hall @ 4:30 PM
Case# 2013.003

Call to Order / Established a Quorum.

Meeting was called to order by Chairperson, Dean Robb.

Board members present: Chair; Dean Robb.

Secretary; Kevan King.

Absent: Vice-Chair; Willie Huffman.

Others present: Codes Enforcement Officer; Mark A. Jones,
Michael Balthrop, Developer Team Development, LLC.

Media; None.

Old Business: None Presented.

New Business:

Variance Request Hearing: Case# 2013.003

Property located at U.S. Highway 79, Oak Street and Warren Road
McKenzie, TN. 38201. January 1, 2013 owner is Mr. John Motheral.

Map 012 M, Group C, Parcels 003.01 and 004.00.

Developer Team Development, LLC (Michael Balthrop)
(Kevin Keller).

Discussion: Request is for 30 parking spaces, 28 regular & 2 handicap. Ordinance specifies one space per 200 sq. ft. of retail space. Building plans dated 6-10-2013 sheets 1 thru 14 indicate a total building area of 8,400 sq. ft. less 1,305 sq. ft. of office & warehouse area; 35 parking spaces are therefore required by City Ordinance. Family Dollar Stores stated in a letter dated 1-10-2013 that based on their experience with other locations that only 30 parking spaces are required for this store. That experience being the reason for the variance requested, not any physical limitations by the dimensions or shape of the property. Mr. Robb commented that limiting this store to 30 parking spaces could affect the economic viability of this Family Dollar store location, but that would be their decision. Mr. King questioned Mr. Balthrop concerning access for emergency vehicles and fire hydrant locations. Mr. Balthrop showed the on the plans the access lanes for sufficient clearances for fire trucks and other emergency vehicles. He also indicated the fire hydrant locations. That satisfied Mr. King's questions.

Motion by Kevan King to grant the 30 parking spaces variance, Second by dean Robb:
Motion passed 2-0.

Variance Request, fee receipt, plans dated 6-10-2013 and Family Dollar letter dated 1-10-2013 to be included as part of the record of this action.

Next Meeting: July 16, 2013 Case# 2013.004, Clay Dillahunty Variance request for Relief from City Ordinance Sign Setback requirements.

Adjournment: 4: 48 P.M.