

MINUTES OF THE BOARD OF ZONING APPEALS

Monday, November 23, 2009
6:30p.m.
Pansy Ridgeway Admin. Bldg.

Breedin Assembly Room

Members Present:

Larry Williamson, Chairperson
Ted Gardner
James Zimmerman(Alternate)

- I. **Welcome/Introductory Remarks:** Mr. Williamson welcomed all and presented the Board to all Present.
- II. **Invocation:** Mr. T. Gardner.
- III. **Approval of Minutes:**

Minutes of the Regular Meeting of October 26, 2009. Mr. Zimmerman **moved** to receive and adopt the minutes with any necessary corrections. Mr. T. Gardner seconded the motion. All favored the motion.
- IV. **Request No. V-2009-01 by Lowe's Home Center, Inc., to be allowed a height variance of 10' to the height requirement of 35' on Highway 261/E. Boyce Street, Tax Map No. 169-10-01-004-00, and variance approval to be valid for two years from date of issuance, General Commercial (GC).**

Proponents:

Allan Johnson of Freeland & Kauffman Engineering Co.

Mr. Johnson opened the meeting by explaining the request to be allowed a height variance of 10' to the height requirement of 35', and to request that variance be valid for two years from date of issuance.

The Board asked questions that included the following:

(Mr. Williamson) Is the height the standard height for the Lowe's building?

(Mr. Zimmerman) Are there any plans of when or if construction will begin?
(Mr. Gardner) Are there any plans to start demolition on existing building?
(Mr. Zimmerman) Why is the variance for two years needed?

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Nicky Wagner, Lowe's Home Center Representative

Mr. Wagner shared the following items:

- (1) The height for this store prototype is standard, and the variance is only needed for the area on front of the store that displays the Lowe's name. This area is described as the feature.
- (2) Instructed by upper management to keep all permits current and active.
- (3) All permits obtained thus far have extended, as to not expire for two years from date of issuance.
- (4) At the present time Lowe's has no plans on when or if construction will begin.
- (5) No set date for demolition to begin on existing building, and the Jaycee's are requesting to use the building for their upcoming annual oyster roast.

A **motion** was made by Mr. Gardner to approve the request. Mr. Zimmerman seconded the motion to grant the variance. All favored the motion.

Opponents

No one was present who opposed the request.

VI. Board Comments:

No comments were made.

VII. Adjournment

Mr. Gardner moved to adjourn. Mr. Zimmerman seconded the motion. All favored the motion.

Time: _____ 6:43 p.m. _____

Respectfully submitted,

Patricia Brown, Administrative Services Clerk