

MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING ADJUSTMENTS MEETING HELD ON THE  
1<sup>st</sup> DAY OF DECEMBER, 2009

The Board of Zoning Adjustments met on December 1, 2009, at 4 o'clock P. M. Upon call of the roll the following members were present: Frank Barefield, Louise Howard, Ann Blondheim, Reverend Richard Hunter and Willie Walton. Absent: none.

Chairman Barefield stated a quorum was present and called the meeting to order.

Mr. Walton moved to approve the minutes of November 3, 2009. Mrs. Blondheim seconded the motion. After a voice vote Chairman Barefield announced the motion had carried.

The first application was by Jim Smith requesting a Special Exception for Home Occupation from his home at 114 Canterbury Drive. Mr. Smith addressed the Board and stated he would only use his home for telephone calls and mail. He stated his business is residential home inspections and the work would be done at the customer's home. Chairman Barefield asked Mr. Smith to attend the next CCA Homeowners' meeting to get their approval of his endeavor. Mrs. Howard asked about storage of his equipment. Mr. Smith stated his tools/ladder, etc would be stored on his truck. He stated he would have no customers coming to his home and would not have signage.

Chairman Barefield asked if he could meet the requirements of Section 6.23 of the Zoning Ordinance. Mr. Smith stated that he could meet the requirements.

Chairman Barefield called for audience input. There was no response from the audience. Chairman Barefield noted that all legal requirements of notification of adjoining property owners had been met and a sign placed on the property.

Mr. Walton moved to approve the Special Exception for Home Occupation for Jim Smith (residential home inspections) from his home at 114 Canterbury Drive, subject to the applicant meeting all requirements of Section 6.23 of the Zoning Ordinance. Reverend Hunter seconded the motion. The following vote was recorded: yeas: Mr. Walton, Reverend Hunter, Mrs. Blondheim, Mrs. Howard, and Chairman Barefield. Nays: none. Chairman Barefield announced the motion had carried and informed the applicant of the 15-day waiting period allowed by law for the appeal process.

The next application was by Angelita and Wayne Greene requesting a Use Variance to place a double-wide manufactured home at the corner of Dale Road and McKenzie Street. Mr. Green addressed the Board and stated that he and his wife will purchase the lot from Mr. Harry Goggans if the manufactured home is approved.

Chairman Barefield noted that all legal requirement of notification of adjoining property owners had been met and a sign placed on the site. Chairman Barefield noted that the Zoning Ordinance prohibits manufactured home that are more than four (4) years old. He then called for audience input on the application. Reverend A. C. Mixon addressed the Board and stated that St. Johns Church had put a deposit down on three of Mr. Goggans lots and if the BZA denies Mr. and Mrs. Greene's application they (church) plan to purchase that lot also. He stated the church is planning to construct an Assisted Living Facility on the property. Mr. Willie Guilford also spoke in opposition of the manufactured home being placed in the area. Mrs. Martha Rahming addressed the Board to oppose the placement of the manufactured home in Dudley Quarters and stated that she was also speaking for Mrs. Martha Jemmott who was out of town.

Jimmy Calton, City Attorney, brought the Board up to date of the recent City Council meeting where much opposition was voiced concerning modular homes in the Dudley Quarters area.

Chairman Barefield read Section 5.239, Minimum Standards for Manufactured Homes placed in Residential Districts, # 10, "Manufactured homes shall be no more than four model years old when installed".

After a lengthy discussion Mrs. Howard moved to deny the request by Mr. and Mrs. Greene to place the manufactured home at the corner of McKenzie and Dale Road due to the age of the manufactured home. Mr. Walton seconded the motion. The following vote was recorded: Yeas: Mr. Walton, Reverend Hunter, Mrs. Blondheim, Mrs. Howard, and Chairman Barefield. Nays: none. Chairman Barefield announced the motion had carried and informed the applicant of the 15-day waiting period allowed for the appeal process.

Next was an application by Nettie Smith requesting a Use Variance to place a manufactured home on a one-acre lot at 150 S & S Farm Road (off Gammage Road, FAR Zone). Mrs. Smith stated the manufactured home 32 x 80 and would be new. Chairman Barefield noted that all legal requirements of notification of adjoining property owners and a sign being placed on the site had been met. He then called for audience input. There was no response from the audience.

After discussion, Mrs. Howard moved to approve the Use Variance to place the manufactured home at 150 S & S Farm Road, subject to the applicant meeting all requirements set out in the Zoning Ordinance pertaining to manufactured homes. Reverend Hunter seconded the motion. The following vote was recorded: Yeas: Mr. Walton, Reverend Hunter, Mrs. Blondheim, Mrs. Howard, and Chairman Barefield. Nays: none. Chairman Barefield announced the motion had carried and informed the applicant of the 15-day waiting period allowed for the appeal process.

There being no further business to come before the Board the same was on motion duly made and seconded adjourned.

---

Frank Barefield  
Chairman

---

Gloria Bailey  
Secretary to Board