

**MINUTES OF A RESCHEDULED BOARD OF ZONING ADJUSTMENTS MEETING
HELD ON THE 16th DAY OF APRIL, 2008, AT 4 P.M.**

The Board of Zoning Adjustments met in rescheduled session on April 16, 2008, at 4 o'clock P.M. in the Municipal Courtroom at the Eufaula Police Department Complex, 545 East Barbour Street. Upon call of the roll the following members were present: Frank Barefield, Chairman, Louise Howard, Ann Blondheim, and Willie Walton. Absent: Reverend Richard Hunter.

Also present: Tim Milner, City Planner and Jimmy Calton, City Attorney.

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

Mr. Howard moved to approve the minutes of March 4, 2008. Mr. Walton seconded the motion. After a voice vote Chairman Barefield stated the motion had carried.

The first application was by Howard and Brenda Grant requesting a Use Variance to place a 28 x 70 mobile home on a vacant lot on Edna Street. Mr. Grant addressed the Board and stated the mobile home will face 431.

Johnny Baker, real estate agent, stated Mr. Grant would be able to meet all set back requirements.

Chairman Barefield informed Mr. Grant of the Board's requirements for mobile home placement, i.e., removal of tongue and axle, placed on a permanent foundation with the foundation matching the mobile home. Mr. Grant stated he could meet all requirements.

Chairman Barefield read aloud the Staff Review which recommended approval and asked that it be made a part of the minutes. He then 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 site.

After discussion Mrs. Howard moved to approve the request by Howard and Brenda Grant, subject to the applicant meeting all requirements set out by the Board for mobile home placement. Mr. Walton seconded the motion. The following roll call vote was recorded: Yeas: Mr. Walton, Mrs. Howard, Mrs. Blondheim, 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.

The next application was by Jerry Ray requesting a Special Use Permit to upgrade his mobile home park located at 1426 North Eufaula Avenue. Mr. Ray stated he had been approved to perform the work back in 2005 but did not finish and, therefore, he needs an extension of time. Mr. Ray stated he was making the lots larger, making water and sewer improvements and improvements to the road.

The question was asked about the age of the mobile homes. Tim Milner, City Planner, stated that his concern is not with the "age" of the mobile home but rather the "condition of the mobile home.

Mr. Ray asked the Board to give him "leeway" concerning the age/condition of the mobile homes he will allow in the park. Jimmy Calton, City Attorney, recommended the Board allow the Building Inspector the discretion to inspect each mobile home before placement in the mobile home park to determine if it is suitable.

Chairman Barefield read the Staff Review which recommended approval and asked that it be made a part of the minutes. Chairman Barefield noted that all legal requirement of

notification of adjoining property owners had been met and a sign placed on the property. He then called for audience input. There was no response from the audience. Mrs. Howard moved to grant the Special Use Permit for improvements at the mobile home park home located at 1426 North Eufaula Avenue. Mr. Walton seconded the motion. The following roll call vote was recorded: Yeas: Mr. Walton, Mrs. Blondheim, Mrs. Howard and Chairman Barefield. Nays: none. Chairman Barefield noted the motion had carried and advised the applicant of the 15-day waiting period allowed for the appeal process.

Under old business, Chairman Barefield stated that the tire business operated by Eugene Parks on 431 South has tires stacked 6' high in front of the building and that he is cutting and storing tires across the road in a residential area which is a health hazard. Chairman Barefield stated the Building Inspector should write Mr. Parks to inform him that he is violation of the variance granted to him and has refused to comply with the Board's request to rectify the situation, and the Board will consider revoking his license at the next meeting. He stated Mr. Parks should be informed on the next meeting date. Tim Milner, City Planner, stated he would inform Bill Klein, Building Inspector, of the Board's request.

Mrs. Howard asked what action could be taken concerning the repair shop located behind ABC Barn on 431 South operating without a license. She also stated a large truck had been parked on the site for six months and has no tires.

Jimmy Calton, City Attorney, stated the Police Department could put a sticker on the truck declaring it an abandoned vehicle and the city can serve a Summons and Complaint on the owner.

Mrs. Howard noted the junk store at the corner of 431 South and Clayton Highway is a "eye sore" and there are numerous cars parked on the site.

Jimmy Calton, City Attorney, stated the Police Department could visit the area and instruct the cars to move on. He further stated that Mr. Klein, Building Inspector, needs to follow up with a letter to the owner.

Tim Milner, City Planner, stated the only thing in the ordinance to alleviate the situation is if the property has a "negative impact on surrounding areas".

Mr. Walton stated the property owner on Davis Street with junk in the yard has started cleaning up but still has more to do.

Chairman Barefield stated that Bill Neville has contacted him concerning the variance granted to the gentleman on Broad Street. Mr. Neville said the house and yard is an "eye sore". Tim Milner, City Planner, stated the Board could make the gentleman come back to the Board.

Chairman Barefield stated he wants Bill Klein, Building Inspector, to check on the situation.

There being no further business to come before the Board, the same was on motion duly made and seconded, adjourned this 16th day of April, 2008.

Frank Barefield, Chairman

Gloria Cole Bailey, Secretary
