

**MINUTES OF A BOARD OF ZONING ADJUSTMENTS MEETING HELD ON THE 5<sup>th</sup> DAY OF AUGUST, 2008, AT 4 P.M.**

The Board of Zoning Adjustments met in regular session on August 5, 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 Reverend Richard Hunter. Absent: none.

Also present: Tim Milner, City Planner, Mayor Jay Jaxon, Jr., Bill Clark and other associates of Sain Associates for the Wal-Mart project.

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

Mrs. Howard moved to approve the minutes of July 1, 2008. Reverend Hunter seconded the motion. After a voice vote Chairman Barefield stated the motion had carried.

Chairman Barefield stated the only request is by Sain Associates for 5 variances for the Wal-Mart Supercenter which will be located on South Eufaula Avenue. Chairman Barefield stated he would have the representative present the requests and the Board could vote on them as a whole rather than one at a time.

Mr. Bill Clark, Sain Associates, addressed the Board and presented the following requests:

- (1) Points of Access: request a variance to allow a 36' wide drive and a 60' wide drive onto U. S. Hwy 431 at the site's northern entry point and site's southern entry point respectively (instead of 30' as required by the Zoning Ordinance.
- (2) Points of Access: request variance to allow three points of access onto the proposed city roadway south of the site instead of two points of access as required by the Zoning Ordinance.
- (3) Off-Street Parking Area: request variance to allow 18' long off-street parking spaces instead of 19' as can be interpreted from the Zoning Ordinance.
- (4) Off-Street Loading Area Space: request variance to allow four (4) off-street loading/unloading spaces instead of the eight (8) required by the Zoning Ordinance.
- (5) Site Design and Relationship to surrounding community: request variance (parking) to allow more than sixty (60) percent of the parking area in front of the building instead of a maximum of sixty (60) percent as required by the Zoning Ordinance, and to allow striped islands instead of landscaped islands at the ends of some of the rows of parking spaces as required by the Zoning Ordinance.

Chairman Barefield noted that all legal requirements of notification of adjoining property owners had been met and a sign placed on the site. He then called for audience input. There was no response from the audience. Chairman Barefield read aloud the Staff Review which recommended approval and asked that it be made a part of the minutes.

After discussion Reverend Hunter moved to approve the requests by Sain Associates as listed above. Mrs. Howard seconded the motion. The following roll call vote was recorded: yeas: Reverend Hunter, Mrs. Blondheim, Mrs. Howard, and Chairman Barefield. Nays: none. Chairman Barefield announced the motion had carried.

Chairman Barefield informed the applicant of the 15-day waiting period allowed for the appeal process.

Chairman Barefield stated that the design of the building was beautiful and would be an asset to Eufaula.

Under old business, Chairman Barefield reported that the tire store owned and operated by Eugene Parks has tires stacked out front again.

Mrs. Howard also stated that the store at the Clayton Highway intersection and South Eufaula Avenue is an "eye sore" and needs to be cleaned up. She also stated that the shop behind the ADC building on South Eufaula Avenue is not licensed and is working on trucks. She pointed out that the area needs cleaning up.

Jimmy Calton, City Attorney, stated that if city ordinances are being violated the city could obtain a Summons and Complaint through the municipal court.

Tim Milner, City Planner, stated that Bill Klein, Building Inspector, has written several letters to the two businesses with no response.

There being no further business to come before the Board, the same was on motion duly made and seconded, adjourned this 5<sup>th</sup> day of August, 2008.

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Frank Barefield, Chairman

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Gloria Cole Bailey, Secretary

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