



MINUTES OF THE ALABASTER
BOARD OF ZONING ADJUSTMENT
MEETING
TUESDAY, FEBRUARY 14, 2023 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

CALL TO ORDER

Meeting was called to order at 5:30 pm

ROLL Call

PRESENT

Tommy Ryals
Wade Walker
Jim McClain
Kristalyn Lee

Staff Present:

Vanessa McGrath, City Planner & Zoning Administrator
Kim Brothers, Planning and Zoning Coordinator

APPROVAL OF MINUTES

Motion made by Ryals, Seconded by Lee.

Voting Yea: Ryals, McClain, Lee

Voting Abstaining: Walker

January 2023 Board of Zoning Adjustments Minutes approved as submitted.

OPENING STATEMENT

Regarding actions of the Board of Zoning Adjustment, Sec. 111-14(f) Appeals.

- City of Alabaster Zoning Ordinance, Sec. 111-14(f) / Appeals from a Decision of the Board. Any party aggrieved by any decision of the Board of Adjustment may file an appeal with the Circuit Court within 15 days by filing written notice with the Board specifying the judgement or decision from which the appeal is taken.
- Variances and Special Exceptions granted by the Board of Zoning Adjustment shall expire 12 months from the date of Board approval unless a building permit is issued. Upon expiration the applicant must re-apply and will be subject to the current ordinances of the City

AGENDA ITEMS

1. SE2023-0006 - Green Valley Apartments (8218 Hwy 119)

Address: 8218 Hwy 119

Owner: Madison Earl Development

Applicant: Live Oak Engineering

Request: Special Exception to allow Dwellings (multifamily) within the State Route 119
Overlay District

PIN: 23 6 23 2 001 001.001 & 23 6 23 2 001 001.002

Public hearing was opened.
People speaking for the item.

Mr. Ben Watson with Live Oak Engineering presented the request. The property is zoned R-6 and then in 2017 the State Route 119 Overlay was enacted. The zoning of R-6 only allows multifamily the overlay only allows commercial. The Comprehensive Plan has Parcel 1 commercial and Parcel 2 as Multifamily. The Overlay does allow for the Special Exception. They want to add 16 units to the site in between the current 28 they have now. Making a total of 44 units on the property. They are trying to clean up the property with a resurvey to remove the property line and make it one community.

Mr. Ryals if it was not for the overlay then they would not be here. When the overlay came in it created a hardship on this property.

Ms. McGrath explained the location and the project a further to the audience.

People speaking against the item.
Carolyn Stewart at 176 Sunset Trail called our office and asked us to convey she was in opposition due to the increase in traffic on Hwy 119 and Smokey Road.

Public hearing was closed.

Motion made by Ryals, Seconded by McClain.
Voting Yea: Ryals, Walker, McClain, Lee

Motion was approved.

2. VA2023-0008 - Kiku Asian Express (390 South Colonial Drive)

Address: 390 South Colonial Drive
Owner: DASHIV, LLC
Applicant: Signage Inc. (Don Hawes)
Request: All signs meet the sign area requirements the requests is for a variance to have a 2nd sign on the building instead of a monument sign.
PIN: 23 1 12 0 000 025.002

Public hearing was opened.
People speaking for the item.

Mr. Don Hawks for Signage presented the request. They want to replace the existing signs with smaller signs and add a second sign on the building. The building signs are in the same locations just smaller, and the monument sign is being removed.

No one spoke against the item.
Public hearing was closed.

Motion made by McClain, Seconded by Lee.
Voting Yea: Ryals, Walker, McClain, Lee

Motion was approved.

OTHER BUSINESS

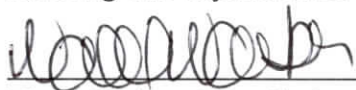
The next regularly scheduled meeting date is March 14, 2023

ADJOURN MEETING

Motion made by Walker, Seconded by Ryals.

Voting Yea: Ryals, Walker, McClain, Lee

Meeting was adjourned at 6:00 pm



Wade Walker, Vice-Chairman



Vanessa McGrath, Secretary