



MINUTES OF THE ALABASTER
BOARD OF ZONING ADJUSTMENT
MEETING
TUESDAY, JULY 11, 2023 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 5:30 pm.

II. ROLL CALL

Staff Present

Vanessa McGrath, City Planner

Kim Brothers, Planning and Zoning Coordinator

PRESENT

Tommy Ryals

Wade Walker

Rayford Coleman

Jim McClain

Richard Mizell

III. APPROVAL OF MINUTES

- a. Approval of June 13, 2023, BZA Minutes

Motion made by Walker, Seconded by McClain.

Voting Yea: Ryals, Walker, Coleman, McClain, Mizell

Minutes were approved as presented.

IV. 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

V. AGENDA ITEMS

1. SE-2023-0078 2195 Kent Dairy Road

Address: 2195 Kent Dairy Road
Applicant: Spire Energy
Owner: Alabaster Retail Property C/O Spire Alabama Inc.
PIN: 23 6 14 2 001 001.014
Zoning: B-3 (Community Business District) & SR 119 Overlay District
Request: Special Exception to Section 111-91(c)(8) to allow utilities within the State Route 119 Overlay.

Mr. Eric Rigdon with Spire was present to represent the request.

This is one of the 3 locations within the city. The location will be fenced.

Mr. Ryals stated the fence will hide the equipment and that Alabama Power is building a brick wall along the 119 Route at their location.

Ms. Vanessa McGrath reviewed the request and the need for fence in the front to be 10 feet off the property line to allow for landscaping.

The Public Hearing was opened.

The Public Hearing was closed.

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

The Special Exception to allow a utility with the State Route 119 Overlay was approved.

2. VA-2023-0080 235 Colonial Promenade Parkway

Address: 235 Colonial Promenade Parkway
Owner: Lowes Home Centers Inc.
Applicant: Drewberry Engineers Inc.
PIN: 23 1 01 4 001 001.006
Zoning: B-3 (Community Business District)
Request: To Allow Installation of Electric Vehicle Charging Station; To Allow Accessory to not be in Rear Yard.

Elizabeth Bragg with Tesla was present to represent the request. She stated there will be 16 charging stations; a transformer and charger panels that are about 6 feet tall.

The Public Hearing was opened.

The Public Hearing was closed.

Ms. Vanessa McGrath reviewed the request.

Motion made by Walker, Seconded by McClain
Voting Yea: Ryals, Walker, Coleman, McClain, Mizell

The variance was approved.

3. VA-2023-0088 - 301 Newgate Court

Address: 301 Newgate Court
Owner: Gregory & Kerri Cleveland
Applicant: Earl's Pools
PIN: 23 2 03 2 001 001.027
Zoning: R-2 (Single Family Residential)
Request: Section 111-112(A) Variance to allow a swimming pool on a corner lot.

Mr. Lynn Busch owner of Earls Pool was present to represent the request.

Mr. Busch stated there is already has a 6' privacy fence and the pool will be located in the middle of the rear yard.

The Public Hearing was opened.

Mr. Flynn at 209 Newgate Cir. called this afternoon and asked that I relate that he had no opposition to the pool.

Mr. Richard Huey 208 Newgate Cir. The neighborhood has a lot of retired people. There is alot a traffic in the cul de sac. They are worried about the kids and the traffic. The property does not have the property owner living there.

Mr. McClain stated he needed to call local Police Department if they are concerned with the traffic and Mr. Coleman agreed.

The Public Hearing was closed.

Ms. Vanessa McGrath reviewed the request.

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

The variance was approved.


VI. OTHER BUSINESS

The next regularly scheduled meeting date is August 8, 2023.

VII. ADJOURN MEETING

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

Meeting was adjourned at 6:04pm



Rayford Coleman, Chairman



Vanessa McGrath, Secretary