



MINUTES OF THE ALABASTER  
BOARD OF ZONING ADJUSTMENT  
MEETING

TUESDAY, MAY 09, 2023 | 5:30 PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

---

**I. CALL TO ORDER**

Meeting was called to order at 5:30 pm

**II. ROLL CALL**

Staff Present:

Vanessa McGrath, City Planner & Zoning Administrator

Kim Brothers, Planning and Zoning Coordinator

PRESENT

Tommy Ryals

Wade Walker

Rayford Coleman

Jim McClain

Richard Mizell

ABSENT

Kristalyn Lee

Mike Brothers

**III. APPROVAL OF MINUTES**

Both sets of minutes were carried over to the June meeting due to members not being present.

- a. Approval of March 14, 2023, BZA Minutes.
- b. Approval of April 11, 2023, BZA Minutes

**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. VA-2023-0031 DAWSON'S COVE ENTRANCE SIGN**

Address: Next to 200 Dawsons Cove Dr

Owner: Dawson's Cove, L.L.C

Applicant: Jason Spinks

PIN: 23 7 25 2 004 999.999

Zoning: R-3 (Single-Family Residential District)

Request: Sec. 111-222(B) Variance to allow monument sign to exceed allowed 32 sq. ft. sign face area to 55.42 sq. ft. A variance of 23.42 sq. ft. is required.

Mr. Spinks was present to represent the request. He stated the sign was built too big and thought they were ok but was not. If the board agrees they want to leave the sign as is and finish the landscaping. If the board declines, they will cut the bottom half off to meet the requirements. He thinks the way the sign looks now is a better product for the city.

Public Hearing opened.

Public Hearing closed.

Ms. McGrath gave a recommendation.

Mr. Ryals stated that the Mallard Landing sign is a lot bigger, but it was approved at the preliminary plat which could have been done this time. This sign as is looks better than what is proposed.

Mr. Walker thinks with the way subdivisions and signs are being built they can look at them and judge them overall instead of singular.

Motion made by McClain, Seconded by Walker.

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

Variance approved as presented.

**2. VA2023-0057 - LACEY'S GROVE PHASE 3**

Address: Lacey's Grove Phase 3 West Side of Hwy 17 West of Lacey Avenue

Owner: Kessteam LLC

Applicant: MBA Engineers Inc.

PIN: 23 3 08 0 001 002.000

Zoning: R-3 (Single Family Residential) & R-4 (Residential Patio/Garden Home District)

Request: Section 111-71(g) (7) Required placement of a fence between the R-3 and R-4 zoning would be in conflict with a storm easement.

Mr. Callison with MBA Engineers was present to represent the request. The zoning ordinance requires a fence to be placed between the two zoning. Is not sure why this requirement is in there. The fence would be in a drainage easement.

Public Hearing opened.

Public Hearing closed.

Ms. McGrath reviewed the ordinance. The rear of the property is in storm drain and conflicts with other ordinance which states you cannot have a fence within storm drainage easement. Ms. McGrath felt that a variance to eliminate the fence between the two zones is the proper way to go since putting a fence in the storm drain easement could cause more issues. Ms. McGrath suggested that section requiring a fence between the zones be added to the list of things to change.

Motion made by Ryals, Seconded by Walker.

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

Variance approved as presented.

**3. VA-2023-0066 - 225 MARANATHA TRAIL**

Address: 225 Maranatha Trail

Owner: Stephen & Kelly Benton

Applicant: Earl's Pools

PIN: 23 5 22 0 007 050.000

Zoning: E (Single Family Estate Residential)

Request: Sec. 111-112 (A) Variance to allow a swimming pool in a through lot

Mr. Busch, owner of Earl's Pools, was present to represent the request. The house backs up to Mission Hills Rd. The pool is directly behind the house with buffers and fences behind the pool.

Public Hearing opened.

Public Hearing closed.

Ms. McGrath gave a recommendation to approve.

Motion made by Walker, Seconded by Ryals.

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

Variance approved as presented.

**4. VA-2023-0067 - 300 WYNLAKE CIRCLE**

Address: 300 Wynlake Circle

Owner: Jerrod & Dianna Lucas

Applicant: Earl's Pools

PIN: 23 5 22 0 006 004.000

Zoning: R-3 (Single Family Residential)

Request: Sec. 111-112(A) Variance to allow a swimming pool on a corner lot.

Mr. Busch, owner of Earl's Pools, was present to represent the request. The pool is in a corner lot with a 6 ft. wood fence behind the house that will shield the pool.

Public Hearing opened.

Jerry Young is next door neighbor, and he has no issue with the request.

Public Hearing closed.

Ms. McGrath gave a recommendation to approve.

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

Variance approved as presented.

#### **VI. OTHER BUSINESS**

The next regularly scheduled meeting date is June 13, 2023.

#### **VII. ADJOURN MEETING**

Meeting was adjourned at 5:55pm

---

Rayford Coleman, Chairman

---

Vanessa McGrath, Secretary