



Minutes of the Alabaster  
Board of Zoning Adjustment Meeting

Date: October 11, 2022

Place: 1953 Municipal Way, Council Chambers

Time: 5:30 p.m.

Attendees: Rayford Coleman, Chairman Kristalyn Lee  
Wade Walker, Vice-Chairman  
Tommy Ryals

Staff Present: Vanessa McGrath, Zoning Administrator  
Kim Brothers, Planning and Zoning Coordinator

Opening statements: Chairman Coleman called the meeting to order at 5:30 with roll call. A quorum was established.

Approval of September 13, 2022, Meeting Minutes: Motion to approve made by Ms. Lee, second offered by Mr. Walker. Voice vote recorded as follows: Ayes-all; Nays-none. Chairman Coleman declared motion passed.

Regular Agenda:

- 1) VA2022-09: Dawsons Cove LLC; Dawsons Cove Entrance (Corner of Dawsons Cove Drive and Smokey Road); Sec. 111-222 (b) VARIANCE TO ALLOW MONUMENT SIGN TO EXCEED ALLOWED 32 SQFT SIGN FACE AREA TO BE 55.42 SQFT SIGN FACE AREA. A VARIANCE OF 23.42 SQFT IS REQUIRED.

Chairman Coleman asked if anyone wanted to speak on request. Mr. Cam Spinks, representing Dawsons Cove LLC, was present to request a variance to Sec. 111-222 (b) to allow a monument sign to exceed allowed 32 square feet sign face area. He would like the sign to be bigger and nicer. Mr. Ryals stated the sign is a pretty big increase. Mr. Cam Spinks said it is a nice development and wants a nice sign. He thinks it would fit well with the size of the neighborhood. Chairman Coleman opened the public hearing. With no one to speak for or against, the hearing was closed. Chairman Coleman asked Ms. McGrath to summarize the recommendation. After discussion between Ms. McGrath and Mr. Spinks it was agreed to the square footage allowed in the ordinance. With this revision a variance would not be necessary. The applicant withdrew the request, and new plans will be submitted.

- 2) VA2022-10; Austin Boothe; 213 Wisteria Lane (Lot 26); Sec 111-70 (e) VARIANCE TO ALLOW NEW HOME CONSTRUCTION TO COME INTO THE FRONT SETBACK EIGHT (8) FEET FROM THE ALLOWED TWENTY-FIVE (25) FEET SETBACK.

Chairman Coleman asked if anyone wanted to speak on request. Mr. Austin Boothe, lot owner, was present to request a variance to Sec. 111-70 (e) to allow an eight (8) foot variance into the front setback for new home construction. Mr. Boothe stated there is a 90-foot gas easement and 12-foot sewer easement on this lot. He is requesting to push the house to the bottom right to allow for a normal size porch without getting in easement. The discussion focused on surrounding setbacks, if a hardship exists for this variance and utility easements. Chairman Coleman opened the public hearing. With no one to speak for or against the hearing was closed. Chairman Coleman asked Ms. McGrath to summarize the recommendation. The matter was brought to the Board for a motion. Mr. Ryals added due to the negative effects of the two different easements this will allow him to match other homes in the neighborhood.

Motion was made by Mr. Ryals, second by Ms. Lee. Roll call vote recorded as follows: Ayes-Lee, Walker, Ryals, Coleman Nays-None.

Chairman Coleman declared the motion passed unanimously.

In other business, Chairman Coleman announced the next regularly scheduled meeting is set for November 8, 2022

With no other business before the commission, motion made to adjourn the meeting at 6:16 PM.

  
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Rayford Coleman, Chairman

  
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Vanessa McGrath, Zoning Administrator