



MINUTES OF THE ALABASTER
BOARD OF ZONING ADJUSTMENT
MEETING

TUESDAY, OCTOBER 10, 2023 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting Called to order at 5:30pm

II. ROLL CALL

PRESENT

Place 1 Rayford Coleman
Place 3 Richard Mizell
Place 5 Tommy Ryals
Supernumerary 1 Matt Penhale

ABSENT

Place 2 Jim McClain
Place 4 Wade Walker

Staff Present

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

III. APPROVAL OF MINUTES

- a. Approval of September 12, 2023, BZA Minutes

Minutes were carried over to the November 14, 2023, meeting.

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-2023-0089 - 607 9th Avenue SW

Address: 607 9th Avenue SW

Owner: J R C Properties LLC

Applicant: Jacob Lindsey

PIN: 23 1 02 3 001 010.000

Zoning: B-3 (Community Business District)

Request: Variance to Sec.111-79 regarding B-3 setbacks; request a 10.39 ft. front setback variance from the 50 ft. minimum and a 10 ft. rear setback variance from the 15 ft. requirement.

Mr. Lindsey requested the item be carried over while they work out where the sewer line is on the property.

Motion made by Place 3 Mizell, Seconded by Place 5 Ryals.

Voting Yea: Place 1 Coleman, Place 3 Mizell, Place 5 Ryals, Supernumerary 1 Penhale

Item carried over to the November 14, 2023 meeting.

2. VA-2023-0117 - 125 Industrial Road

Address: 125 Industrial Road

Owner: RB Landscape, LLC

Applicant: Roberto Baiza

PIN: 13 7 35 1 001 009.006

Zoning: B-2 (Neighborhood Business District)

Request: Variance to Section 111-107(b) to not allow for a 10' (ten foot) landscaped strip in front of fence.

Mr. Roberto Baiza was present to represent the request. He stated that if they move the fence so that it is 10 feet off the property they will not have enough room to have parking. They have had people come onto there property and are worried about the equipment they have and would like to secure the area with the fence. He wants to place some seasonal flowers along the front of the fence.

The Public Hearing was opened.

The Public Hearing was closed.

Ms. McGrath stated the property is in wetlands making it impossible to place parking in the rear and move the fence back to the 10 feet required.

Motion made by Place 5 Ryals, Seconded by Supernumerary 1 Pehale.

Voting Yea: Place 1 Coleman, Place 3 Mizell, Place 5 Ryals, Supernumerary 1 Penhale

Variance was approved as submitted.

3. VA-2023-0114 - 8425 Hwy 119

Address: 8425 Hwy 119

Owner: Church of the Highlands Inc

Applicant: Joshua Tyler Helms

Church of the Highlands Inc

PIN: 23 6 14 3 002 006.000

Zoning: I (Institution District)

Request: Variance to Section 111-224(a)(3) to allow a third building sign on south side of the building.

Mr. Joshua Helms was present to represent the request. He stated that the majority of the people are parking to the south of the building and entering the south entrance. The main door to the west is not used as much as they anticipated so the sign that is over that door is not being seen. They are requesting just a logo over the door to the south.

The Public Hearing was opened.

The Public Hearing was closed.

Ms. McGrath stated that the church had thought about raising the south monument up but then decided to go with just the logo graphic and not words over the south door instead.

Motion made by Place 3 Mizell, Seconded by Place 5 Ryals.

Voting Yea: Place 1 Coleman, Place 3 Mizell, Place 5 Ryals, Supernumerary 1 Penhale

Variance was approved as submitted.

VI. OTHER BUSINESS

The next regularly scheduled meeting date is November 14, 2023

Approve the 2024 Board of Zoning Adjustment Calendar

Ms. McGrath reviewed the calendar for next year. There were no conflicts for next year.

Motion made by Place 5 Ryals, Seconded by Place 3 Mizell.

Voting Yea: Place 1 Coleman, Place 3 Mizell, Place 5 Ryals, Supernumerary 1 Penhale

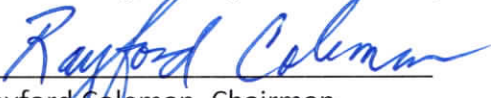
Calendar for 2024 Board of Zoning Adjustments was approved as presented.

VII. ADJOURN MEETING

Motion made by Place 5 Ryals, Seconded by Place 3 Mizell.

Voting Yea: Place 1 Coleman, Place 3 Mizell, Place 5 Ryals, Supernumerary 1 Penhale

The meeting was adjourned at 5:51pm.



Rayford Coleman, Chairman



Vanessa McGrath, Secretary