

MINUTES

BOARD OF ZONING APPEALS

JULY 21, 2006

CONFERENCE ROOM

MEMBERS PRESENT

RALPH FENTON
TOM HAMILTON
DICK PELLEY
ROBERT TENNYSON

MEMBERS ABSENT

ROSS DODSON

OTHERS ATTENDING

GENE MCCONKEY
SHERRY MILLER
GAYLE PETITT
JAMES CUCCIARRE
JEFF ZEBO

APPROVAL OF MINUTES

The minutes of the June 19, 2006, meeting was read and approved on motion by Tom Hamilton; Seconded by Ralph Fenton; Vote – Unanimous.

PETITIONS AND REQUESTS FROM THE AUDIENCE

NEW BUSINESS

1. Southern Hydraulic Cylinder, Zoned I-1, 3020 Lee Hwy. - Mr. Jeff Zebo, Plant Manager of Southern Hydraulics is requesting a 19 ft. front yard variance to construct a new office addition. Gene McConkey explained it to be more of a topographic issue and that he recommends approval. It was agreed that there would be enough room for surrounding businesses to expand should they need to. Mr. Tennyson had no problems with the request, saying he could understand not impeding future expansion on the production floor.

At that time the following motion was made

MOTION: To approve the request as shown.

MADE: Ralph Fenton
SECOND: Tom Hamilton
VOTE: Unanimous

2. James Cucciarre, zoned R-2, 416 Church St. & 412 Church St. – Mr. Cucciarre is requesting a 10 ft. front yard variance to place 2 manufactured homes, one on each lot. Gene McConkey stated the topographic average is on a 30 ft. incline and slopes would need to be cut in order to place the houses. Mr. McConkey recommended approval because otherwise the lots will be useless. The new homes will be more in line with existing homes. The grading has already been done and the abandoned building removed. The following motion was made.

MOTION: To approve the variance due to topographic and line issue clause.

MADE: Tom Hamilton
SECOND: Ralph Fenton
VOTE: Unanimous

Dr. Dick Pelley abstained from the vote.

There being no further business to come before the board, the meeting was adjourned.

Ralph Fenton, Secretary