

MINUTES
MADISONVILLE BOARD OF ZONING APPEALS
Tuesday, January 15, 2019

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Linda Garrett-Hensley
Don Harrill
Jack Harrill
Susan Saunders

Members Absent

Glenn Moser, Mayor

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Sara VanLandingham
Jim Edmonds
Troyse Ward

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting of the Board of Zoning Appeals to order at 6:00 p.m. Commission Garrett-Hensley moved to approve the October 16, 2018, Board of Zoning Appeals minutes as presented. Commissioner J. Harrill seconded the motion and the motion passed unanimously.

DETERMINATION OF PARKING REQUIREMENTS FOR A 4,000 SQUARE FOOT WAREHOUSE LOCATED WITHIN THE C-3 DISTRICT, AS PER CHAPTER 4, SECTION 11-403. OFF-STREET PARKING REGULATIONS, FOR USES NOT SPECIFICALLY MENTIONED, PARKING TO BE DETERMINED BY THE BOARD OF ZONING APPEALS (Danny Stricklan, Applicant)

Hawk stated that the ordinance requires the Board of Zoning Appeals to making parking determinations when the use is not specifically mentioned in the requirements. Within the C-3 District, warehouses up to 5,000 square feet are an allowed use. The purpose of restricting the size of such warehouses is to limit the amount of truck traffic in commercial districts and to accommodate small warehouses which are often paired with offices for such users like an electrician. The parking required for commercial/general retail/shopping centers is one (1) parking space per 250 square feet. The parking required for manufacturing or other industrial uses is one (1) space for each three (3) persons employed or intended to be employed on a single shift, with a minimum of five (5) spaces.

Hawk recommended that the Board go with either one (1) space per 500 square feet, or one (1) space per 1,000 square feet with a minimum of five (5) spaces. A general discussion followed. It was noted that if the land use changed, parking would need to be added to meet the minimum parking requirements of the new land use.

Commissioner Wilson moved to establish the minimum parking for these small-scale warehouses within the C-3 District as one (1) space per 1,000 square feet with a minimum of five (5) spaces. Commissioner Saunders seconded the motion and the motion passed unanimously.

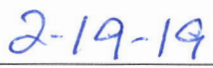
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ADJOURNMENT

Commissioner Saunders moved to adjourn. Commissioner Garrett-Hensley seconded the motion and the meeting adjourned at 6:09 p.m.



Secretary



Date