

**PUTNAM COUNTY BOARD OF ZONING APPEALS
PUTNAM COUNTY COURTHOUSE, ROOM 202
Thursday, April 13, 2017**

MINUTES

The Putnam County Board of Zoning Appeals held its regular meeting on Thursday, April 13, 2017 at 7:00 p.m. in the Putnam County Courthouse, Room 202.

Steve Sluss, president, called the meeting to order at 7:10 p.m.

Roll call was taken and a quorum was present.

Regular members present included: Tony Hodge and Steve Sluss

Alternate members present included: Robert Stonestreet.

Members absent included: Al Ruebush, Patty Schiffour, and Jared Tully.

Staff present included: Melissa Sargent, Tim Keaton, and Lisa Powell.

Others present who signed in were: Adam Moye, Steve Rasnick, and Dave Alvis.

MINUTES

The minutes of the February 9, 2017 meeting were reviewed. Motion was made by Robert Stonestreet and seconded by Tony Hodge to approve the minutes as presented. Motion passed unanimously.

SPECIAL PERMIT REQUEST

Disclosure of Conflict

No board member disclosed a potential conflict of interest with the special permit request by David Moye and Brandon McCallister to open City Limits//Country Roads, a tavern or bar in the Putnam Village Shopping Center located at 100 Putnam Village Drive #3 (Tax Map 213, Parcel 38.7). The property is zoned "C-2" High Density Commercial.

Public Hearing

Steve Sluss opened the public hearing for the special permit request by David Moye and Brandon McCallister to open City Limits//Country Roads, a tavern or bar in the Putnam Village Shopping Center located at 100 Putnam Village Drive #3 (Tax Map 213, Parcel 38.7). The property is zoned "C-2" High Density Commercial.

Staff presented the Summary Worksheet, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

Applicant comments: David Adam Moye, stated the following: 1) the business location was deliberately chosen; 2) it would be a clean, well-lit establishment with a professional security team on staff; 3) free dance lessons with childcare will be offered on Sunday; 4) smoking will be permitted and air vents will be installed to help remove smoke from the building.

Public comments: Dave Alvis, property manager for Liberty Square, welcomed new tenant to the property.

Deliberation and Action

Discussion ensued with a question and answer session.

There being no further questions or comments, Steve Sluss closed the public hearing and reconvened the regular meeting.

Motion for Board of Zoning Appeals Action

Motion was made by Robert Stonestreet and seconded by Tony Hodge to approve the special permit as presented.

The motion carried unanimously.

Findings of Fact in Support of Decision

The Board of Zoning Appeals made the following Findings of Fact with regard to the specific criteria set forth in the Zoning Ordinance:

- A. The Board found that the use will not discourage the development nor impair the value of the surrounding and adjacent land and use districts due to the fact that the site is located in a commercial district with similar businesses and has adequate parking.
- B. The Board found that the concentration and volume of vehicles in connection with the use will not be more dangerous or hazardous than the usual traffic of the use district because the site is located in a shopping plaza and was designed for commercial business.
- C. The Board found that the proposed use will not produce a negative impact upon the abutting or surrounding properties and zoning uses given the characteristics, size, location, intensity and nature of the proposed use and any structure because the site is located in a shopping plaza was designed for commercial business.
- D. The Board found that the location, extent, arrangement and intensity of the proposed use is to be such that its operation will not be objectionable to adjacent and surrounding uses by reason of noise, smoke, dust, odors, fumes, vibrations or glare because the requested use does not produce these and it is located in a commercial district.
- E. The Board found that the use, arrangement, and location of uses and structures are compatible with surrounding uses and zones because the site is located in a commercial district with other similar uses in the area and no additional conditions need to be imposed.
- F. The Board found that the use and structures are not detrimental to the health, safety and welfare of the locality involved because there is no indication that the proposed use would have a negative effect on health, safety, or welfare.

G. The Board found that the use and structures conform to the purpose, intent and objectives of the Putnam County Zoning Ordinance because the requested use is in a “C-2” high-density commercial district which is designed for businesses that are not found in residential areas.

H. The Board found that the proposed use is properly located in relation to any adopted master plan, general plan, land use plan, thoroughfare plan or street plan, particularly in its relation to existing collection and local street systems and pedestrian circulation because the requested use is consistent with commercial development in the area as well as the general zoning plan.

Motion Approving Findings of Fact

A motion to accept the above Findings of Fact was made by Robert Stonestreet and seconded by Tony Hodge. The motion passed unanimously.

Motion Approving Order

A motion to approve the order for the Special Permit request was made by Robert Stonestreet and seconded by Tony Hodge. The motion passed unanimously.

CITIZENS CONCERNS

There were no concerns.

STAFF REPORT

Staff reported there was no agenda for the May meeting. All board members will be contacted to determine if the Pledge of Allegiance will be added to future agendas.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no further new business to discuss.

ADJOURNMENT

There being no further business, motion was made and seconded to adjourn. The meeting was adjourned at 7:30 p.m.

Respectfully submitted: _____
Jared Tully, Secretary

Minutes were approved: _____

Attested by: _____
Presiding Officer