



Agenda
City of Olive Branch
Board of Zoning Adjustment Meeting
6:00 PM
May 8, 2025

Call to Order:

Roll Call:

The Appeal Process

Approval of Minutes:

1. Minutes of April 10, 2025

Old Business:

1. Application for a Conditional Use Permit, submitted by Bob Barber, on behalf of Eagle Land LLC, property owner. The request is to allow for outdoor contractor's storage for the future relocation of Wholesale Pump and Supply. The 2.5+/- acre subject property is zoned C-2, Highway Commercial District, and is located on the west side of Hacks Cross Rd, just south of the Burlington Northern Railroad track and north of Hwy 178. (File # CU24-0008) (Tabled at meeting of October 10, 2024).

New Business:

1. Application for a Zoning Ordinance Variance, submitted by Mahmoud Ghannam, property owner. The request is to allow a 3-foot height variance for a monument sign over the allowed 12-foot height, for a maximum height of 15 feet. The 1.34+/-acre subject property is zoned C-4, Planned Commercial District, and is located at the southeast corner of Ridgeway Industrial Dr. and Alexander Rd, known as Lot 1, Fox Hunt Center Subdivision, 7550 Alexander Rd. (VR25-0003)



2. Application for a Zoning Variance, submitted by Adrian Camacho, property owner. The request is to allow the construction of a 4-foot-high fence within the front yard setback. The 1.54+/-acre subject property is zoned A-R, Agricultural-Residential District, and is located on the south side of Tranquil Drive, between N. Horn Cv. And Huckleberry Dr, known as Lot 32 Country Place Sec C, 6501 Tranquil Drive. (VR25-0004). (Application Withdrawn by Applicant).
3. Application to amend an existing Zoning Variance that was granted on October 10, 2004, submitted by property owner Gary Anderson. The request is to ask for an extension on the condition of approval requiring the mobile home to be removed by June 30, 2025. The current tenants will not have their house (currently under construction) completed on the adjacent property by that time. The 8.91+/- acre parcel, being Lot 1 of the Gatewood Gardens Subdivision, known as 9530 College Rd, is zoned A-R, Agricultural-Residential, and is located on the north side of College Rd, south of Quail Rd, and east of Hwy 305. (VR24-0010).

Other Business

Adjournment

**MINUTES FOR THE CITY OF OLIVE BRANCH BOARD OF ZONING ADJUSTMENT
REGULAR MEETING APRIL 10, 2025**

The Olive Branch Board of Adjustment meeting was held on Thursday, April 10, 2025, in the Municipal Court Room located, at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mr. Roman, Chairman of Board of Zoning Adjustment, at 6:00 p.m.

ROLL CALL

Ted Roman, William Gray, Jackie Butler, Jessica Cowan and Darrel Berkley were present, and a quorum was established. Aretha Wiseman and Carl Williams were absent. Venard Asongayi, Assistant Director, Jeremiah McCroskey, Associate Planner, Kevin Norman, Senior Planner, and Heather James, Planning Technician were present from the Planning and Development Department.

THE APPEAL PROCESS

Mr. Roman announced the Appeal Process.

APPROVAL OF THE MINUTES OF THE MARCH 13, 2025 MEETING

Mr. Roman asked if anyone had any questions, comments or motions regarding the minutes of the March 13, 2025 meeting. **Jessica Cowan made a motion to approve the minutes as corrected. Jackie Butler made the second and the motion was approved as follows:**

**Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Absent
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes**

OLD BUSINESS

NEW BUSINESS

1. Application for a Zoning Variance, submitted by Charles Elder Jr, property owner. The request is to permit a fence height variance of one foot over the allowed six feet in the side and rear yards. The 0.89+/-acre property is zoned PUD, Planned Unit Development and is located on the northeast corner of Carson Dr and Bobo Pl, Lot 95 of Wedgewood Farms Section C, Phase 2, known as 6396 Carson Dr. (VR25-0002). (Application withdrawn by applicant).

Mr. Roman announced Item Number 1 and noted the application was withdrawn and no action was needed.

2. Application for a Conditional Use Permit, submitted by Philippians 3:13 Ministries, Inc on behalf of property owner Friendship Church of Christ. The request is to establish a transitional home for men completing a faith-based rehabilitation program. The 9.49+/-acre subject property is zoned A-R, Agricultural-Residential District, and is located on the east side of Pleasant Hill Rd, approximately half a mile north of Bean Patch Creek and just over half a mile south of Bridgforth Rd, known as 3250 Pleasant Hill Rd. (CU25-0003). (Applicant requests item to be tabled to June 12, 2025 meeting).

Mr. Roman announced item number 2 and noted there was a recommendation to table the item to the meeting of June 12, 2025.

Mrs. Butler asked if the notification letters would be mailed again since this was to be tabled until June. Mr. Asongayi said normally, they wouldn't be for this time frame, but if the Board would like us to, we certainly could.

Mr. Gray made the motion to table the item until June 12, 2025 and to include a second round of adjacent property letters for the new meeting date. Ms. Cowan made the second and the motion was approved as follows:

**Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Absent
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Absent**

OTHER BUSINESS

ADJOURNMENT

Ms. Cowan made a motion to adjourn the meeting at 6:04pm. Mr. Gray made the second and the motion was approved as follows:

**Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Absent
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Absent**

REPORT TO THE BOARD OF (ZONING) ADJUSTMENT

CAPTION / SUBJECT: Application for a Conditional Use Permit, submitted by Bob Barber, on behalf of Eagle Land LLC, property owner. The request is to allow for outdoor contractor's storage for the future relocation of Wholesale Pump and Supply. The 3.5+/- acre subject property is zoned C-2, Highway Commercial District, and is located on the west side of Hacks Cross Rd, just south of the Burlington Northern Railroad track and north of Hwy 178. (File # CU24-0008) (Tabled at meeting of October 10, 2024).

EXHIBITS:

- 1) Subject Property Aerial View
- 2) Request/Explanation Letter
- 3) Proposed Site/Landscaping Plan
- 4) Zoning, Utilities, and Future Land Use Maps of Property



BACKGROUND:

Bob Barber, on behalf of Eagle Land LLC, property owner, requests approval of a conditional use permit for outdoor storage for Wholesale Pump Supply at the southwest quadrant of the intersection of the

Burlington Northern Railway track and Hacks Cross Rd. The application was tabled indefinitely at the October 10, 2024 meeting to provide the developer time to decide on development plans, which included a consideration to shift the development area northward on the site.

The “Wholesale Pump Supply” business is currently located at 10580 Hwy 178 and intends to relocate to the proposed site along Hacks Cross Rd. The developer suggests the following site improvements on the ±3.5ac property:

- ↻ A 15,000sq ft building, which will contain a 3,000sq ft office and a 12,000sq ft warehouse.
- ↻ Three gravel outdoor storage areas
- ↻ Paved drive aisles and vehicles parking areas.
- ↻ Proposed landscaping is mainly in the frontage of the property along Hacks Cross Rd
- ↻ A 6ft high fence surrounding the property, labelled as “6’ HT Opaque fence” in some areas and “6’ HT. Wood Composite Screen Fence fencing Hacks Cross Rd” in other areas.
- ↻ Stormwater retention pond
- ↻ A natural buffer of existing trees to be preserved at the western end of the property
- ↻ Sidewalks along Hacks Cross Rd

ANALYSIS:

The property is zoned C-2, Highway Commercial. Under Article V, Sec. 9(B)(5) of the Zoning Ordinance, “Contractor’s yard or storage, outdoor” is a conditional use in this zoning district, which requires the granting of a conditional use permit before the site can be so used.

The Zoning Ordinance defines a conditional use as, “...a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance. In further deciding whether to issue a CUP, the regulations require the Board of Adjustment to make findings on 6 criteria, which are summarized below followed by the applicant’s response and a staff finding:

1. *Will the use adversely affect the character of the neighborhood?*

Applicant’s Response:

“The proposed use will not adversely affect the neighborhood’s character. The 2.5-acre site is situated adjacent to a mini-storage facility to the south, due west of a used automobile sales, and in the ommediaite (sic!) vicinity of miscellaneous contractor, repair, and retail operations housed in metal buildings. The proposed 15,000 square foot warehouse and associated storage area for pipes is consistent with the existing commercial and industrial nature of the area. The site will implement screening measures to conceal its product from street view, ensuring visual harmony with the surroundings.”

Staff Finding:

The area of the site to be used for the outdoor storage is 3.5ac per the site plan. The area south of the Burlington Northern Railroad track to old Hwy 78 has mainly commercial services uses that include mini-warehouses, retail of construction contractor supplies, and repair services. The proposed use generally aligns with this character of the area. The façade of the mini-warehouse buildings to the south, visible from Hacks Cross Rd, is brick and the fence is guardrail.

To maintain and possibly improve the aesthetic character of the area, all material storage areas would need to be completely screened from Hacks Cross Rd. The height of the stored materials would need to be low enough such that the materials are not visible from Hacks Cross Rd and the surrounding residential property.

2. *Will the use overtax public utilities or community facilities?*

Applicant's Response:

“The proposed use will not overtax public utilities, drainage, or community facilities. Infrastructure is in place to support the proposed use. Demands on infrastructure generated by the use is within the capacities of exiting water, sewage, power and traffic systems. Additionally, on-site stormwater management practices will be implemented to mitigate any potential increase in runoff due to the new construction.”

Staff Finding: There is a 16” water line and a 6” gas line in front of the property along Hacks Cross Rd. However, there is no public sewer line along Hacks Cross Rd in the street frontage or immediately adjoining the site. A 10ft wide public sewer easement was created on the subdivision plat for Eagle Commercial Lot 3 (currently developed for “Need Space Storage” mini-warehouse to the south) for future extension of sewer line northward. The specific site that is proposed for the outdoor contractor supplies storage yard will not adjoin this lot. In the subdivision of the parent parcel to create the lot for the proposed development, this easement would have to be extended northward to the site and the developer shall be responsible for extending the sewer line to the subject property.

3. *Will the use substantially increase traffic congestion or other hazards?*

Applicant's Response:

“The proposed use will not substantially increase congestion or cause traffic hazards. Access is provided by Hacks Cross Road, an arterial roadway of four travel lanes and a center turn lane and designed to accommodate significant traffic volume. The use will generate minimal traffic impact. Proposed operations will be consistent with the existing commercial activities in the area. Site movement will be generated during standard business hours, spreading out the impact throughout the day rather than creating peak travel demand. The site plan will include adequate off-street parking and loading areas, ensuring that operations do not impede traffic flow.”

Staff Finding:

Hacks Cross Rd is a five-lane arterial road with sufficient capacity to handle the traffic that the proposed development will generate. There are no sight distance issues in the street frontage of the property, especially where the driveways are proposed. The applicant also suggests interconnectivity with the remainder of the parent parcel to the south.

The proposal to use gravel, as opposed to pavement of the material storage area is notable. Fencing and other design features such as greenspace separation between the gravel material storage area and the street would be necessary to ensure that gravel is retained on the site and does not pose hazard on Hacks Cross Rd.

4. *Will the use increase the danger of fire, flood, or otherwise endanger the public health, safety or welfare?*

Applicant's Response:

The storage of material supplies will follow industry best practices. As such, it will not pose a danger regarding fire, flood, or public health or general welfare.

Staff Finding:

The "Wholesale Pump Supply" business is currently located at 10580 Hwy 178. Staff have not found records indicating that the business operations there have endangered public health, safety or general welfare.

5. *Will the use substantially diminish or impair property values of adjacent properties or the neighborhood?*

Applicant's Response:

Site improvements would enhance surrounding property values and screening will ensure that stored materials are visually unobtrusive.

Staff Finding:

Staff generally agrees with the Applicant's response. No diminishment or impairment of property values is anticipated, particularly if appropriate screening of the storage areas is provided using aesthetically pleasing fencing material and other landscaping measures. A brick building would further enhance the value of properties in the area, south of the railway track.

The property north of the railway is a single-family residential house. Full screening of the storage areas from this residential property, with composite fence, would be valuable to protect the value of the residential property.

6. *Will the use comply with the recommendations of the Comprehensive Plan?*

Applicant's Response:

"The proposed use aligns with the recommendations of the City's Comprehensive Plan for the commercial use of the area" and "By relocating Wholesale Pump and Supply to this location, the application supports the city's goals of promoting economic development and appropriate use of existing commercial corridors."

Staff Finding:

The 2040 Comprehensive Plan's Future Land Use Map designation places the proposed Wholesale Pump Supply site within a "Commercial Corridor." The suggested use and site development features generally align with the land development and access management policy considerations of areas so designated.

RECOMMENDED MOTION: Based on the Board of Adjustment's finding that requirements have been met, approve a Conditional Use Permit for a "contractor's yard or storage, outdoor" on a potential ±3.5ac lot at the southwestern corner of the intersection of Hacks Cross Rd and the Burlington Northern Railroad track for a period of twenty (20) years subject to the following conditions:

1. All building facades shall be constructed entirely of brick or natural stone, or a combination of both.
2. Any and all outdoor storage areas visible from Hacks Cross Rd and from the residential property to the north, across the railway, shall be fully screened with a 6ft high composite fence. This fence material, therefore, is required along the northern, eastern, and southern property lines.
3. No materials stored outdoors may be visible from Hacks Cross Rd or surrounding properties.
4. The use of gravel is only permitted in material storage areas. All drive isles and parking areas on the property must be paved.
5. A complete set of civil engineering and architectural plans shall be submitted to the Planning and Development and the Engineering Departments, addressing all such matters as ingress and egress, lighting, landscaping, pedestrian and vehicular circulation, architectural design, stormwater management, and other pertinent issues for administrative review and approval. The landscape plan must provide a "green wall" along Hacks Cross Rd as the Director of Development Services or designee shall find satisfactory.
6. The sidewalk along Hacks Cross Rd in the street frontage of the property may terminate at the northern driveway.
7. The development is permitted to have one (1) monument sign that shall not exceed 12ft in height and shall comply with all other applicable requirements of the Sign Ordinance.
8. It shall be the responsibility of the developer to extend all utilities to service the development.
9. Site development shall include cross-access interconnectivity with the remainder of the parent parcel to the south of the site.
10. The property owner shall obtain subdivision plat approval from the Board of Aldermen and record the plat, thereby creating the site as a developable lot before a building permit may be issued for the development.
11. Any future expansion of the development would require approval by the Board of Adjustment.

REPORT PREPARED BY: Venard Asongayi, CFM, AICP, DPA  **DATE:** 5/2/2025

MOTION BY: _____ **SECOND BY:** _____

| | BERKLEY | BUTLER | COWAN | GRAY | ROMAN | WILLIAMS | WISEMAN |
|----------------|---------|--------|-------|-------|-------|----------|---------|
| VOTE | | | | | | | |
| YES | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| NO | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| ABSTAIN | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

AERIAL VIEW OF PROPERTY LOCATION



5/2/2025, 1:24:14 PM

Tax Parcels

Roads

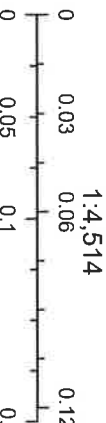
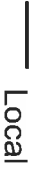
Local



<all other values>



State Highways



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OI contributors, and the GIS User Community. Sources: Esri, Maxx USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, Geodatasysteisen, Rijkswaterstaat, CSA, Geoland, FEMA, Intern

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Community Design + Planning

August 15, 2024

Jason Gambone
Director of Planning & Development
City of Olive Branch
9200 Pigeon Roost
Olive Branch, MS 38654
Jason.gambone@obms.us680

Dear Mr., Gambone,

Please find the attached application for conditional use permit for a contractor's storage use on Hack's Cross Road. The project represents the relocation of Wholesale Pump and Supply from its current location on Old Highway 78 to the site directly north of Need Space Self Storage located at 5281 Hacks Cross Road (See Attached Map #1). This use aligns with the city's zoning ordinance and represents a business expansion in Olive Branch. As required by the application process, this letter will convey justification for the project as follows:

1. Explain how the proposed use will not adversely affect the character of the neighborhood:

The proposed use will not adversely affect the neighborhood's character. The 2.5-acre site is situated adjacent to a mini-storage facility to the south, due west of a used automobile sales, and in the immediate vicinity of miscellaneous contractor, repair, and retail operations housed in metal buildings. The proposed 15,000 square foot warehouse and associated storage area for pipes is consistent with the existing commercial and industrial nature of the area. The site will implement screening measures to conceal its product from street view, ensuring visual harmony with the surroundings.

2. Explain how the proposed use will not overtax public utilities, drainage, or community facilities:

The proposed use will not overtax public utilities, drainage, or community facilities. Infrastructure is in place to support the proposed use. Demands on infrastructure generated by the use is within the capacities of existing water, sewage, power and traffic systems. Additionally, on-site stormwater management practices will be implemented to mitigate any potential increase in runoff due to the new construction.

3. Explain how the proposed use will not substantially increase congestion or cause traffic hazards:

The proposed use will not substantially increase congestion or cause traffic hazards. Access is provided by Hacks Cross Road, an arterial roadway of four travel lanes and a center turn lane and designed to accommodate significant traffic volume. The use will generate minimal traffic impact. Proposed operations will be consistent with the existing commercial activities in the area. Site movement will be generated during standard business hours, spreading out the impact throughout the day rather than creating peak travel demand. The site plan will include adequate off-street parking and loading areas, ensuring that operations do not impede traffic flow.

4. Explain how the proposed use will not increase danger from fire, flood, or otherwise endanger the public health, and general welfare:

The proposed use will not increase danger from fire, flood, or otherwise endanger public health and general welfare. The building will be constructed to meet or exceed all current building and fire safety codes. The stor-

919 Getwell Road
Hernando, Mississippi 38632
Bobbarber@rlbnet.com
(c) 901.268.7566

age practices for pipes and other materials will follow industry best practices for safety and organization.

5. Explain how the proposed use will not diminish or impair property values of adjacent properties or neighborhood:

The proposed contractors storage yard will not diminish or impair property values of adjacent properties or the neighborhood. The investment in a new 15,000 square foot warehouse and the overall improvement of the 2.5-acre site will enhance the area's value. The screening measures planned will ensure that operations are visually unobtrusive. The use will positively impact on local economic activity through business expansion, supporting and enhancing area property values.

6. Explain how the proposed use of the property will conform to the recommendations of the City's Comprehensive Plan:

The proposed use aligns with the recommendations of the City's Comprehensive Plan for the commercial use of the area. The property is zoned C-2 Highway Commercial, permitting the proposed use upon conditional approval. By relocating Wholesale Pump and Supply to this location, the application supports the city's goals of promoting economic development and appropriate use of existing commercial corridors. This business will contribute to the local economy, provide employment opportunities, and make productive use of a site that is well-suited for commercial activities.

In conclusion, we believe that the relocation of Wholesale Pump and Supply will be a valuable addition to the Olive Branch community. The proposed use is consistent with the area's character, will not strain local infrastructure or safety, and aligns with the city's development goals. Please advise of any concerns or questions you may have.

Sincerely,



Robert Barber, FAICP
RLB/bb

Attachments:
Application, Area Map, Conceptual Site plan



4.23.2025



Conceptual Site Plan
Wholesale Pump Supply
 Olive Branch, Mississippi

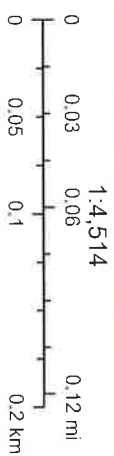


ZONING MAP OF SUBJECT PROPERTY AREA



5/2/2025, 1:34:47 PM

- Zoning
 - M-2
 - R-2
 - A-R
 - R-1
 - M-1
- Tax Parcels
 -
- Roads
 - State Highways
 - Local



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodienstverlen, Rijkswaterstaat, GSA, Geoland, FEWA, Internap, and the

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UTILITIES MAP OF PROPERTY LOCATION



5/2/2025, 1:17:43 PM

GAS MAIN LINES

Not Field Verified

SEWER LIFT STATION

HYDRANTS

SEWER GRAVITY MAIN

NOT FIELD VERIFIED

SEWER FORCE MAIN

WATER MAINS

NOT FIELD VERIFIED

WATER SERVICE LINES

<all other values>

Roads

State Highways

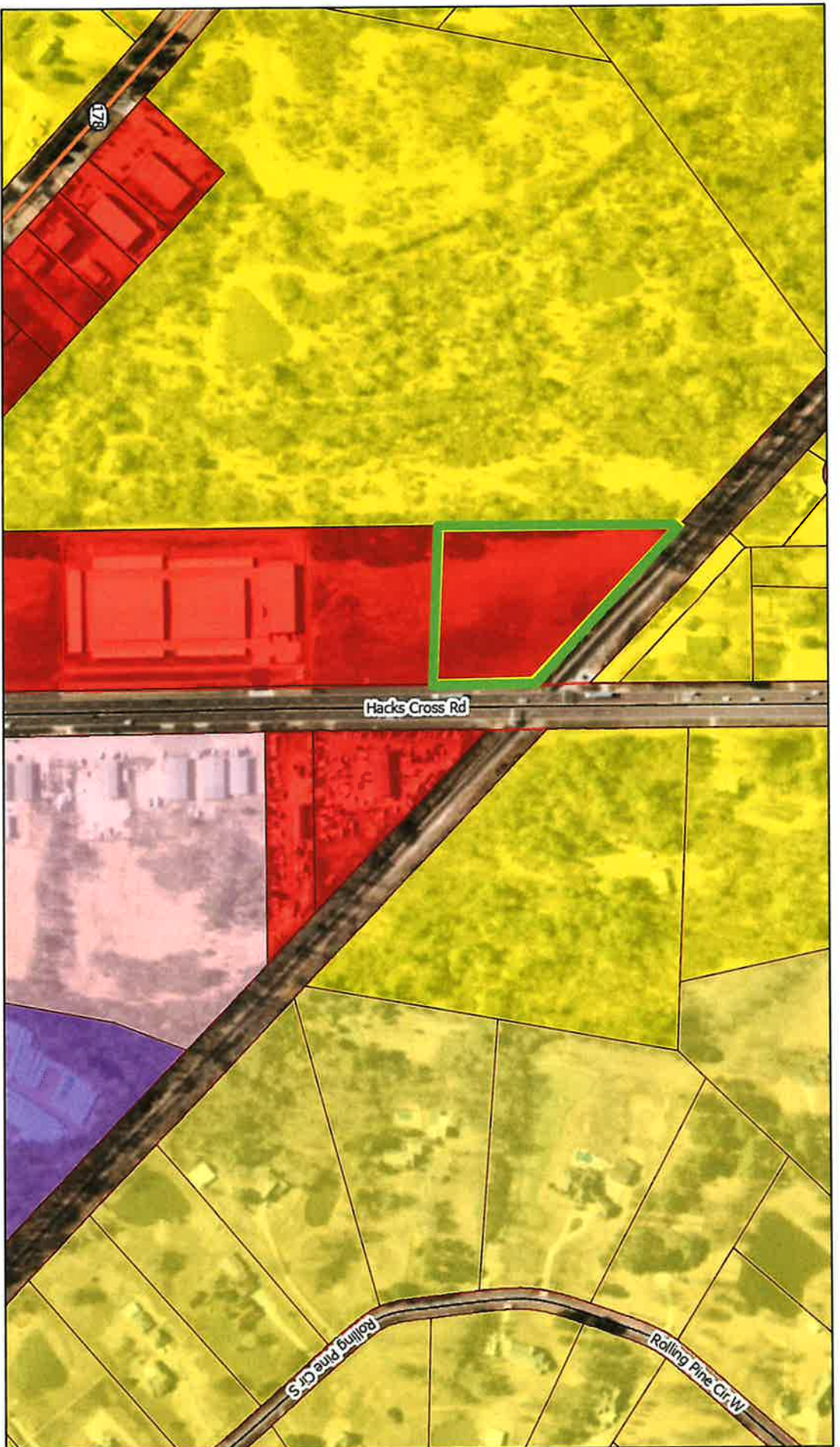
Local



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © contributors, and the GIS User Community, Sources: Esri, Make USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Inter

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FUTURE LAND USE MAP DESIGNATION OF SUBJECT SITE



5/22/2025, 1:29:48 PM

- OB FUTURE LAND USE**
- NEIGHBORHOOD COMMERCIAL
 - COMMERCIAL CORRIDOR
 - INDUSTRIAL / DISTRIBUTION
 - RURAL ESTATE
 - SUBURBAN NEIGHBORHOOD
 - <all other values>
- Tax Parcels**
- Roads
 - State Highways
 - Local

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City of Olive Branch

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REPORT TO THE BOARD OF (ZONING) ADJUSTMENT

CAPTION/SUBJECT: Application for a Zoning Ordinance Variance, submitted by Mahmoud Ghannam, property owner. The request is to allow a 3-foot height variance for a monument sign over the allowed 12-foot height, for a maximum height of 15 feet. The 1.34+/-acre subject property is zoned C-4, Planned Commercial District, and is located at the southeast corner of Ridgeway Industrial Dr. and Alexander Rd, known as Lot 1, Fox Hunt Center Subdivision, 7550 Alexander Rd. (VR25-0003)

- EXHIBITS:**
- 1) Applicant's request letter
 - 2) Sign Design
 - 3) Aerial View of Property Location



Fig. 1: Aerial View of Property Location and Proposed Sign Design

BACKGROUND

Mahmoud Ghannam, property owner, requests a +3ft sign height variance to increase the height of a proposed WAVA STOP convenience store with fuel pumps monument sign from 12ft to 15ft. The store is currently under construction as a permitted use at the northeast corner of the intersection of Highway 302 and Alexander Rd. While site construction began before the City amended the Zoning Regulations with new requirements for signs regarding c-stores with full pumps, the sign permit application was

submitted after these new regulations became effective.

The property is in the C-4, Planned Commercial Development District. Article V, Sec. 11E(5) of the Zoning Ordinance stipulates that in the C-4 District, “The use of Convenience stores with fuel pumps shall be subject to the special regulations in Article V, Section 16.” Regarding “Design Specifications” in Article V, Sec. 16C(4), the Zoning Ordinance further requires that “All free-standing signs must be monument style, not exceeding twelve (12) feet in height.” The applicant seeks a variance from this height requirement.

ANALYSIS

A variance is a relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in an unnecessary and undue hardship. The Board of (Zoning) Adjustment (BZA) may grant a request for a variance upon a finding that there are special conditions of the land, exceptionally applicable to the property, which post a hardship to the developer or property owner; the hardship is not created by the applicant; and the variance will permit a fair enjoyment of property and not constitute a privilege to the applicant. The Zoning Ordinance is emphatic that variances must be based on a hardship, not simply for the convenience of an applicant. The Zoning Ordinance further stipulates that the potential for economic loss or gain on the part of the applicant cannot be considered a sufficient basis for the granting of any variance.

The Zoning Code requires the BZA to make positive findings on each of the following criteria for approval:

1. *The variance requested arises from special conditions or circumstances which are unique due to the particular shape, size, location, or topography of a lot or parcel, or a structure thereon, and which are not ordinarily or generally found in the same zoning district.*

Applicant’s Submission: The applicant submits three special conditions associated with the land that warrant the granting of the requested variance. These include a wide State right-of-way at the Alexander Rd and Hwy 302 intersection, a gas line at the location where a 12ft high sign would have been positioned, and a 6ft high chain link fence installed by the Mississippi Department of Transportation (MDOT). Climbing stems on this fence, from the State’s right-of-way, obstruct full visibility of the site.

Staff Finding: The *location* of the property at an intersection where MDOT maintains a uniquely wide right-of-way adjoining the subject lot and the gas line, being an underground utility *structure*, located where the sign would have been placed constitute special conditions of the property. Furthermore, the *topography* of the site involves a downward slope from the east to the west. Without a high monument sign base, this grade change would hamper the visibility of the sign from the east. These locational, structural, and topographic conditions warrant the positioning of the sign further into the property – away from the Alexander Rd and Hwy 302 intersection (see Figure 2), and, therefore, the need to increase the height of the sign to accord the c-store the visibility of its sign that is comparable to other businesses in its surrounding.



Figure 2: Relocation of Proposed Sign to Avoid Construction Over Gas Line

2. *The special conditions or circumstances do not result from the actions of the applicant.*

Staff Finding: The wide right-of-way was established by MDOT for improvement of the Alexander Rd/Hwy 302 intersection. The utility lines are public and quasi-public installations. The site topography is natural. None of these results from an action of the applicant.

3. *That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zone or district under the terms of the Ordinance.*

Staff Finding: The literal interpretation of the Zoning Ordinance regarding the subject request, which would limit the height of the sign to 12ft, may be construed as a deprivation of the same or similar sign visibility that is enjoyed by other businesses in the property's surroundings. Meineke to the east, similarly located, has an over 19ft high sign with a 9ft high base, which was necessary to provide visibility from Hwy 302 and Alexander Rd. Shell Gas Station across Alexander Rd, at the same intersection, has a 25ft high sign. Although this sign height predates the current design specifications for c-stores with gas pumps in the City, it is arguable that this height was necessary to provide adequate visibility of the sign at the same intersection where the subject property is located (see Figures 3 and 4 below).

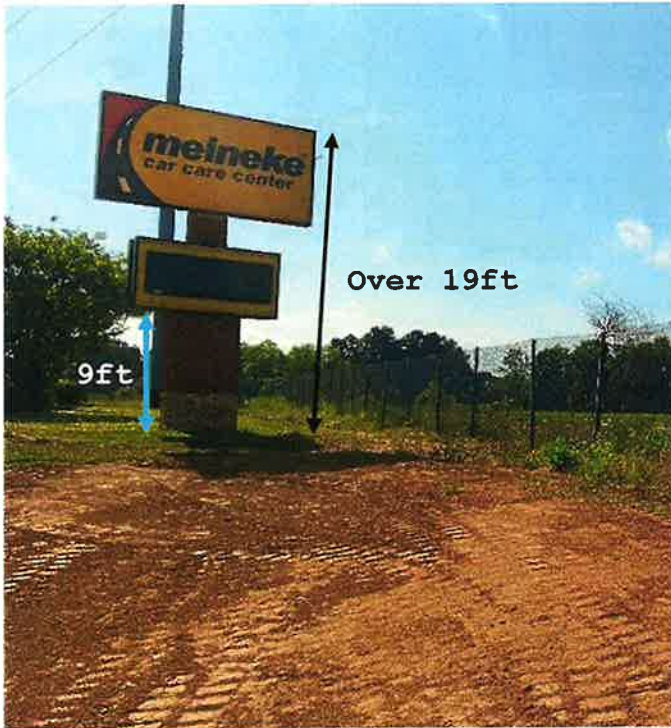


Figure 3: Existing Over 19ft High Adjoining Meineke Business Sign with a 9ft High Base



Figure 4: Existing 25ft High Shell Gas Station Sign at the same intersection as the Subject Property

4. *That granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zone or district.*


Staff Finding: Granting the requested +3ft sign height variance would not confer on the applicant special privileges not enjoyed by other businesses similarly located because, as explained above, these adjacent businesses have signs that are more than 15ft high.

RECOMMENDED MOTION:

Based upon a finding by the Board of Adjustment that a hardship exists, namely, the location of the property at an intersection with a wide State right of way, the existing location of gas and other utility line structures, and the site topography, and that all other conditions have been met, grant a +3ft high sign variance to permit a 15ft high monument sign for the c-store with gas pumps at 7550 Alexander Rd, subject to the following:

- (1) The brick base of the sign shall be constructed of the same or similar brick and/or stone material as that used for the principal structure and gas canopy columns.

- (2) A flower bed or shrubs shall be planted at least on the side of the monument base facing Alexander Rd.
- (3) All other sign regulations of the City of the Olive Branch regarding free standing signs in the C-4 District shall be met.
- (4) The applicant shall obtain a sign permit before construction of the sign.

REPORT PREPARED BY: Venard Asongayi, CFM, AICP  DATE: 5/2/2025

MOTION BY: _____ SECOND BY: _____

| VOTE | BERKLEY | BUTLER | COWAN | GRAY | ROMAN | WILLIAMS | WISEMAN |
|---------|---------|--------|-------|-------|-------|----------|---------|
| YES | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| NO | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| ABSTAIN | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

April 11, 2025

To: The Board of Zoning Adjustment

City of Olive Branch, MS

I am writing to request a sign height variance – to permit a 3ft increase in the free standing monument sign from 12ft to 15ft.

The property has a number of special conditions that warrant this variance. First, it is located at the intersection of Alexander Rd and Goodman Rd, where the State of Mississippi has a very wide right-of-way that would significantly reduce the visibility of a sign from Goodman Rd. Secondly, the State also has a fence on the property line from the road. Often grass grows and covers this 6ft high fence – especially climbing stems. This would make the sign invisible from Goodman Rd. Thirdly, there is a gas line where the civil plans had shown the sign to be constructed. The foundation of the sign would have to be ducked into the gas line, which would be dangerous. So, I have to move the sign further into my property, away from the intersection, which will make it barely visible at 12ft high.

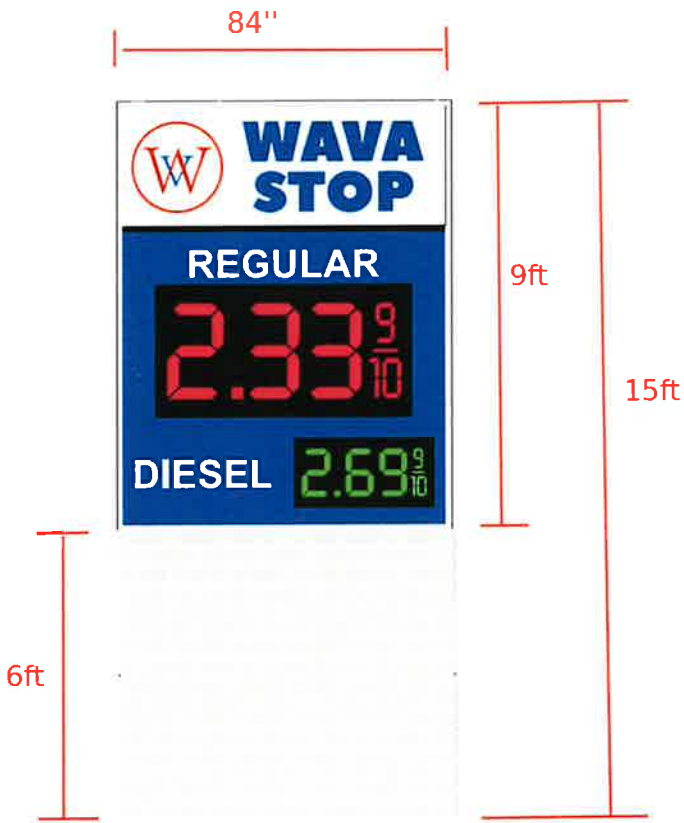
The above conditions regarding the location of the property and the placement of various structures were not caused by me, the applicant.

Granting this variance would not be a special privilege. The adjoining Meineke Auto business has a sign over 19ft high. The Shell across the street has a free standing sign of similar height. These were necessary because of the unique conditions of this area. The sign height I am requesting would still be lower than theirs, but it would at least improve the visibility of the sign. A visible sign is necessary for the success of this business.

Thank you

Mahmoud Ghannou

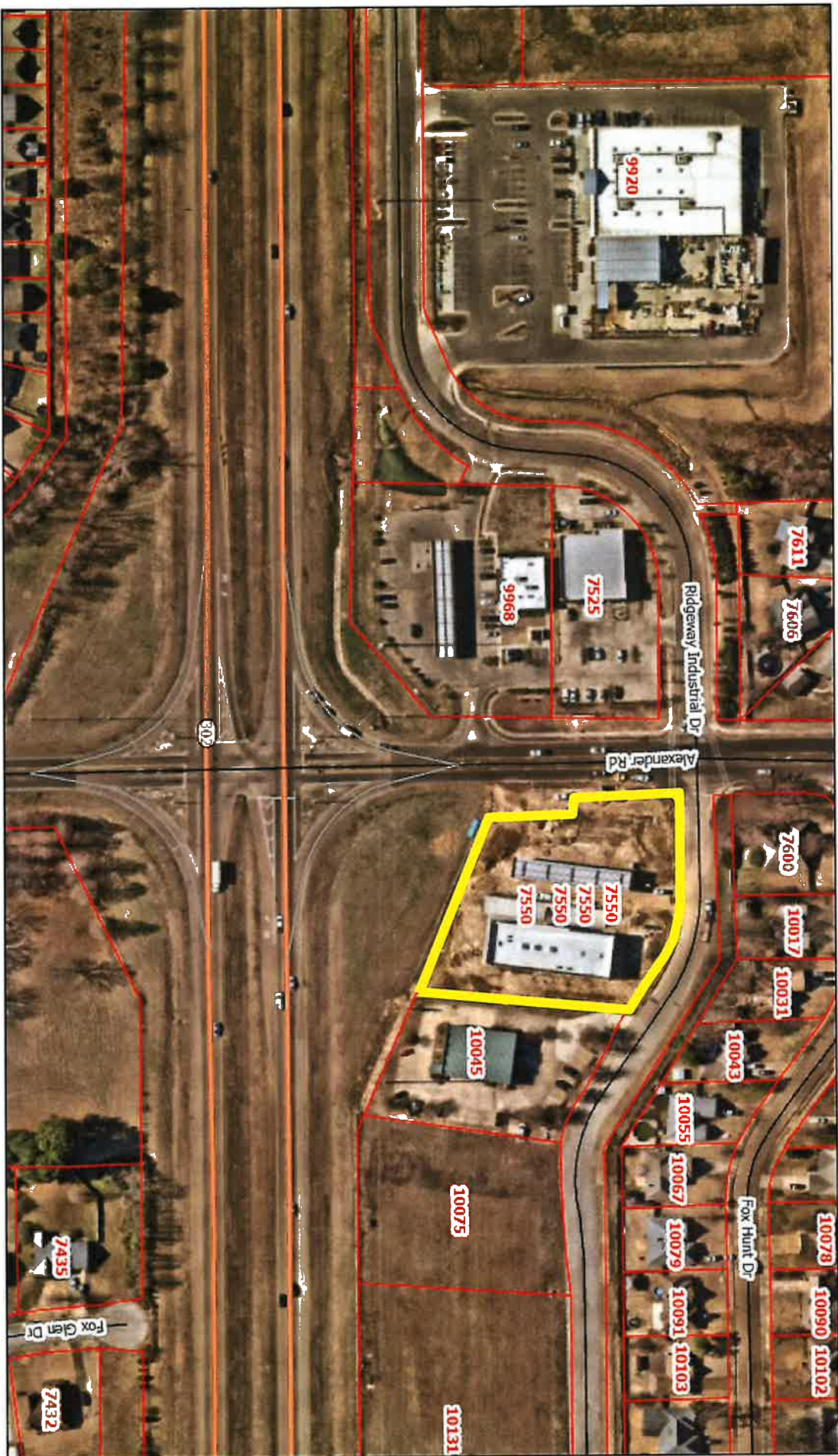

April 11 - 25-



Fabricate & Install (1) 9' X 84" D/F Internally Illuminated Signs. White Aluminum Cabinets with Flat Acrylic Faces, PMS # 485c Red & PMS #2945c Blue Vinyl Graphics. PMS #2945c Blue Bkg. White Copy & LED Gas Price Signs 33-1/2" X 64-1/2" w/ 24" Red Characters & LED Gas Price Signs 17-1/2" X 35" w/ 12" Green Characters. Signs Installs On White Brick Base Provided by Others.



AERIAL VIEW OF 7550 ALEXANDER RD PROPERTY LOCATION



5/2/2025, 10:25:03 AM

Addresses <all other values> Local

Tax Parcels Roads Ramp

State Highways



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyseisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

City of Olive Branch

Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO

REPORT TO THE BOARD OF (ZONING) ADJUSTMENT

CAPTION/SUBJECT: Application to amend an existing Zoning Variance that was granted on October 10, 2004, submitted by property owner Gary Anderson. The request is to ask for an extension on the condition of approval requiring the mobile home to be removed by June 30, 2025. The current tenants will not have their house (currently under construction) completed on the adjacent property by that time. The 8.91+/- acre parcel, being Lot 1 of the Gatewood Gardens Subdivision, known as 9530 College Rd, is zoned A-R, Agricultural-Residential, and is located on the north side of College Rd, south of Quail Rd, and east of Hwy 305.

- EXHIBITS:**
- 1) Applicant’s Request Letter
 - 2) BOARD OF ZONING ADJUSTMENT Minutes 10/10/24

EXECUTIVE SUMMARY: Gary Anderson, owner of the subject property, requests an extension on the condition of approval requiring the mobile home to be removed by June 30, 2025. The current tenants will not have their house (currently under construction) completed on the adjacent property by that time. There are no issues of concern associated with the request, and it is recommended the Board of Zoning Adjustment grant a time extension from the original approval date.

BACKGROUND: Following an existing zoning variance that was granted on October 10, 2024, for the purpose of a driveway pavement variance, the Board of Adjustment found that a hardship existed. A driveway pavement variance was granted for the driveway extending from College Rd to an accessory storage building on the property at 9350 College Rd, and also to the house at 9580 College Rd: requiring that only the section of the driveway for 9580 College Rd., beginning from College Rd to the existing fence that is erected on the easterly and westerly sides of the driveway, being about 275ft in length be paved. The driveways have been paved as were required by the Board of Adjustment.





While driveway pavement requirements have been met, and the shed has been demolished, the applicant anticipates that the third condition of the variance approval, namely “The shed and the mobile home (trailer) behind the house at 9530 College Rd must be removed from the property no later than June 30, 2025” would not be met by the June 30, 2025, deadline. This is because of construction delays experienced in the past months, especially because of delays in material delivery. The applicant, therefore, requests a 3-month extension of the time to remove the mobile home. This is necessary to permit continuous residence in the mobile home while the house construction is completed.

STAFF RECOMMENDATION:

Extend the condition of approval requiring the mobile home to be removed from June 30, 2025 to September 30, 2025.

PREPARED BY: Jennifer S. McKinney DATE: 5/2/25
 CHECKED FOR SUBMISSION TO THE BOARD BY: _____ DATE: _____

MOTION BY: _____ SECOND BY: _____

| VOTE | BERKLEY | BUTLER | COWAN | GRAY | ROMAN | WILLIAMS | WISEMAN |
|---------|---------|--------|-------|-------|-------|----------|---------|
| YES | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| NO | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| ABSTAIN | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

April 4, 2025

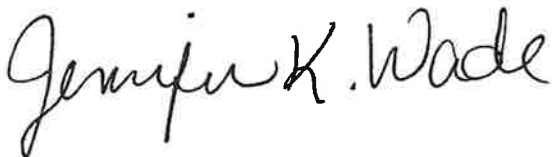
To whom it may concern,

I am making application to extend the current variance concerning the removal of the accessory building located at 9530 College Rd. The current variance states that the trailer is to be removed by June 30, 2025 however, it appears that the tenants new home will not be completed by that date. Therefore, the tenants along with myself are requesting an extension to that date that would provide adequate time for the completion of the new home, the moving of the tenants into the new home, and the removal of the trailer.

Sincerely

A handwritten signature in cursive script that reads "Gary Anderson". The signature is fluid and includes a long horizontal flourish at the end.

Gary Anderson

A handwritten signature in cursive script that reads "Jennifer K. Wade". The signature is fluid and includes a long horizontal flourish at the end.

**MINUTES FOR THE CITY OF OLIVE BRANCH BOARD OF ZONING ADJUSTMENT
REGULAR MEETING OCTOBER 10, 2024**

The Olive Branch Board of Adjustment meeting was held on Thursday, October 10, 2024 in the Municipal Court Room located, at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mr. Roman, Chairman of Board of Zoning Adjustment, at 6:00 p.m.

ROLL CALL

Ted Roman, William Gray, Carl Williams, Jessica Cowan, Aretha Wiseman, Jackie Butler and Darrel Berkley were present, and a quorum was established. Venard Asongayi, Assistant Director, Jeremiah McCroskey, Associate Planner, and Heather James, Planning Technician were present from the Planning and Development Department.

ELECTION OF NEW OFFICERS

CHAIRMAN

Mr. Williams nominated **Ted Roman as Chairman**. Mr. Gray made the second. The nomination was approved unanimously.

VICE-CHAIRMAN

Mr. Berkley nominated **Carl Williams as Vice-Chairman**. Ms. Cowan made the second. The nomination was approved unanimously.

SECRETARY

Mr. Roman nominated **Heather James as Secretary**. Ms. Cowan made the second. The nomination was approved unanimously.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 12, 2024 MEETING

Mr. Roman asked if anyone had any questions, comments or motions regarding the minutes of the September 12, 2024 meeting. **Jessica Cowan made a motion to approve the minutes as presented. Bill Gray made the second and the motion was approved as follows:**

**Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes**

THE APPEAL PROCESS

Mr. Roman announced the Appeal Process.

CONSENT AGENDA

OLD BUSINESS

1. Application for a Conditional Use Permit, submitted by Bob Barber, on behalf of Eagle Land LLC, property owner. The request is to allow for outdoor contractor's storage for the future relocation of Wholesale Pump and Supply. The 2.5+/- acre subject property is zoned C-2, Highway Commercial District, and is located on the west side of Hacks Cross Rd, just south of the Burlington Northern

Railroad track and north of Hwy 178. (File # CU24-0008) (Tabled at meeting of September 12, 2024; Applicant Further Request to Table Indefinitely).

Mr. Roman announced Old Business number 1 and noted that there was a request to table indefinitely. Mr. Williams made the motion to table indefinitely. Mr. Gray made the second and the motion to table indefinitely was approved as follows:

**Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes**

NEW BUSINESS

1. Application to amend an existing Zoning Variance that was granted on September 8, 2022, submitted by Jennifer Wade and Gary Anderson, property owners. The request is to extend the time to remove the mobile home and shed from the two lots, a condition of approval, from September 8, 2024 to June 10, 2025. The 10.91+/- acre subject property is zoned A-R, Agricultural-Residential, and is located on the north side of College Rd, south of Quail Rd, and east of Hwy 305, known as Lots 1 & 2 Gatewood Gardens Subdivision. (File # VR22-0008).

- **APPLICATION SUMMARY**

On September 8, 2022, the Board of (Zoning) Adjustment granted a variance upon request by the property owner, Mr. Gary Anderson, to construct a 2,400sq ft accessory storage building on Lot 1 of the Gatewood Gardens Subdivision, which was 104.3% of the 2300 sq. ft. principal structure. This variance was warranted because the Zoning Ordinance stipulates that “Accessory buildings not exceeding twenty (20) feet in height may be located in a rear yard but may not exceed (50) percent of the floor area of the principal structure nor occupy more than (30) percent of a rear yard...” The variance was granted subject to the following three conditions:

1. Applicant to obtain building permit for the 2400 sq. ft. storage building, maintaining setbacks, compliance with the 20 ft. maximum building height limitation, and other applicable codes.
2. **With a two year period - until September 8, 2024 – applicant is to remove the mobile home and the additional utility shed. If applicant desires to replace these buildings and exceed the 104.3% maximum, a request will need to be made to the Board of Adjustment.**
3. The proposed structure is for personal storage and not a residence or commercial business.

Condition No.2 has not been met. While the 2,400sq ft accessory storage building has been constructed, the mobile home and the additional utility shed are still standing on the property after the September 8, 2024 deadline.

- **STAFF PRESENTATION**

Assistant Director, Venard Asongayi presented the staff report, which is included herein by reference (File #VR22-0008).

- **BOARD OF ZONING ADJUSTMENT INQUIRY AND STAFF RESPONSE**

Ms. Wiseman asked if Mr. Anderson would suffer any penalty for not complying with the conditions. Mr. Asongayi advised that he would not directly. He said that staff could have taken him to court and let the court handle the case, with potential fines or bring back before this committee

and apply any penalty by having the Board deny his request. The third option is tied to the next application which is connected to this one. Mr. Roman asked if the layout had changed since they heard this matter before. Mr. Asongayi said that there were always 2 lots, but the variance only applied to 1 of them. Mr. Roman said to clarify that the plat application goes through the Planning Commission and the Board of Aldermen. Mr. Asongayi confirmed that was the case. Ms. Cowan asked where the shed was that needed to be removed. Mr. Asongayi said it was hidden in the trees. She asked why it needed to be removed. He advised it needed to be removed to allow the other building to be installed, otherwise, the total square footage would be too large.

- **PUBLIC HEARING**

- **Proponents:**

- Jennifer Wade, 9530 College Rd, Olive Branch, MS – she said they've been renting this trailer that was to be taken down. Unfortunately, there have been a lot of delays, change of builders, weather delays and delays with the bank. She said if they are allowed to stay there, they can make sure that the construction stays on track. She provided a letter from the builder estimating 8 months to completion.
- Gary Anderson, 9580 College Rd, Olive Branch, MS – he reiterated the plan was to have everything moved before September 8, but with the delays it wasn't possible. It wasn't their intent to sit on it, they thought everything would be completed by now.

- **Opponents:**

- None

- **BOARD OF ZONING ADJUSTMENT DISCUSSION**

Mr. Williams asked Mr. Anderson about the other building that wasn't being lived in and why it hasn't been torn down yet. Mr. Anderson said the plan was to take both down at the same time but says he can have it down by this weekend. Ms. Cowan said the concern is that he didn't communicate with Mrs. Wade. She realizes that Mr. Anderson thought it would be complete, but the trailer was offered to Mrs. Wade to rent with less than a year left to the deadline and he didn't stay on top of those deadlines. Mr. Roman asked if he was concerned with the June 2025 deadline. Mr. Anderson advised he was good with it. Ms. Cowan said if it gets close to the deadline, ask for an extension before the deadline expires again. Mr. Asongayi said that if he notices delays by March or April, let us know and get on the agenda. If the deadline passes again, they will stop all work on the house until the trailer is removed. Ms. Cowan wants to keep the June deadline to keep the owner accountable. Ms. Wiseman said that Mr. Anderson didn't adhere to the decision the board made last time and how he's rented the trailer that was supposed to be removed. She's sympathetic to Mrs. Wade's situation. Mr. Roman agreed this puts her in a tough spot. Mr. Asongayi said he knows the Board doesn't appreciate applicants not complying with the Board's directives. Mrs. Wade wasn't in the picture back then, but she has shown intent. Rather than focusing on the trailer, they could focus on the shed and the Board could move the shed removal date up, if they wanted to. Mr. Anderson said he believes the replat was done after the variance and the new plat may not have included the trailer. Mr. Asongayi said it didn't matter; it still should have been removed. Mr. Williams thinks the recommended motion is good enough, but sooner is better for getting rid of the shed. Mr. Williams said he's sure it was done in good faith, but the deadline should have been taken more seriously.

- **MOTION**

Ms. Cowan made a motion, upon finding that there is reasonable need, to extend the time for the demolition of the existing utility shed and mobile home on Lot 1 and Lots 1 & 2 respectively of The First Revision of Gatewood Gardens Subdivision, and that such extension shall be limited to ensure speedy compliance with the zoning and subdivision regulations of the

City of Olive Branch, to eliminate blighted conditions in residential neighborhoods, and to promote public health, safety, and general welfare, Condition No.2 of a variance granted on September 8, 2022, regarding the removal of said mobile home and utility shed, is hereby amended as follows:

2a. No later than June 30, 2025, the applicants shall remove from the properties, the mobile home situated over the side property lines of Lot 1 and Lot 2 of the First Revision of Gatewood Gardens Subdivision.

2b. No later than December 31, 2024, the owner of Lot 1 shall remove the existing utility shed on Lot 1 of the First Revision of Gatewood Gardens Subdivision.

Mr. Gray made the second and the motion was approved as follows:

**Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes**

2. Application for a Zoning Variance, submitted by property owner Gary Anderson. The request is to allow only the first 150 feet of a driveway to be paved and to let the rest remain gravel. The 8.91+/- acre parcel, being Lot 1 of the Gatewood Gardens Subdivision, known as 9530 College Rd, and the 5.11+/- acre parcel, being Lot 1 of the Smith Trace Subdivision, known as 9580 College Rd, both constituting the subject properties, are zoned A-R, Agricultural-Residential, and are located on the north side of College Rd, south of Quail Rd, and east of Hwy 305. (VR24-0010).

- **APPLICATION SUMMARY**

Gary Anderson, property owner, requests a driveway pavement variance, precisely to pave only the first 150ft of an over 1,000ft of gravel driveway that he recently constructed on Lot 1 of the Gatewood Gardens Subdivision, known as 9530 College Rd, and Lot 1 of the Smith Trace Subdivision, known as 9580 College Rd. The unpaved driveway extends from College Rd to an accessory storage building at the rear of 9530 College Rd, and from there to the single-family house that the applicant has constructed at 9580 College Rd.

The City's Zoning Ordinance requires that surfaces such as driveways that are intended to be driven upon by cars, and/or for cars to be parked on (parking lots) should be paved. The final plat for the First Revision of Gatewood Gardens Subdivision, which was approved by the Board of Aldermen on December 20th, 2022, created two lots. In the approval conditions of the plat, the said Board stipulated that "Driveways for new developments on the proposed lots must be paved entirely." It is worth noting that a portion of the subject driveway to the north is in a different subdivision, namely, the Smith Trace Subdivision.

- **STAFF PRESENTATION**

Assistant Director, Venard Asongayi presented the staff report, which is included herein by reference (File #VR24-0010).

- **BOARD OF ZONING ADJUSTMENT INQUIRY AND STAFF RESPONSE**

Ms. Cowan said there are 2 different driveways shown in the presentation. Mr. Asongayi acknowledged that was correct. Mr. Roman said he knew that they've done partial pavement in the past, but normally, they defer to PC and BOA. How can this Board do that? If there are more houses in the future on this property or if it's split up further, how does this play into that. Mr. Asongayi said

that this Board cannot override the Planning Commission and Board of Aldermen, but they can have input on zoning matters and driveways fall under that. The requirement to pave only applies to Lot 1 and Lot 2 of Gatewood Gardens. The house is built on a different subdivision without a note regarding driveways. There would need to be an easement between the 2 subdivisions. That can either be done with a plat or a separate legal document. It's up to the Board to decide how they want to move forward.

- **PUBLIC HEARING**

- **Proponents:**

- Gary Anderson, 9580 College Rd, Olive Branch, MS

- **Opponents:**

- None

- **BOARD OF ZONING ADJUSTMENT DISCUSSION**

Ms. Cowan asked what the plan was for the driveways. Mr. Anderson said he had always planned on asking for a variance for relief from paving the entire thing. He said when the Wades create their new driveway, he will pave to the existing house at 9530 also. He can have them do both at the same time. Mr. Williams said they will have to get a new permit to access College Rd. Ms. Cowan said her concern is lack of adherence so far. Mr. Roman advised the applicant they need to stick to this. Ms. Cowan suggested he not wait for Mrs. Wade, but to do his own projects first. Mr. Williams said he commends the owner and staff for working out all these details and he agrees with recommended motion.

- **MOTION**

Mr. Williams made a motion, based upon a finding by the Board of Adjustment that a hardship exists, namely, the length of the driveway in a rural character area, and that all other conditions have been met, to grant a driveway pavement variance for the driveway extending from College Rd to an accessory storage building on the property at 9350 College Rd, and thence to the house at 9580 College Rd: requiring that only the section of the driveway, beginning from College Rd to the existing fence that is erected on the easterly and westerly sides of the driveway, being about 275ft in length be paved, subject to the following conditions:

- (1) The said approximately 275ft driveway section must be paved before June 30, 2025.
- (2) The driveway to the existing house at 9530 College Rd must also be paved in its entirety no later than June 30, 2025.
- (3) The shed and the mobile home (trailer) behind the house at 9530 College Rd must be removed from the property no later than June 30, 2025.
- (4) This approval shall be null and void if these firm deadlines are not met; in such case, the applicant shall be required to pave the entire driveway.

Mr. Gray made the second and the motion was approved as follows:

Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes

OTHER BUSINESS

1. Bylaw amendments – Non-voting item

- **APPLICATION SUMMARY**

Mr. Asongayi stated that it's not prudent to hold a public hearing if the applicant (or their representative) is not present. The mayor stated he approves and commends the Board for their efforts in amending the bylaws and added further language to what the Board suggested previously:

Section 11

Applicants or their representatives who shall be designated in writing by the applicant must be present for their applications to be considered by the Board of (Zoning) Adjustment. In the absence of the applicant or designated representative, the application shall be deferred to the next regular meeting. *If the applicant and/or their agent, having been notified by email or other written communication from planning staff, is/are absent at such next regular meeting, the Board of Adjustment may act upon and may deny the application as it deems fit.*

Section 12

Applications before the Board of Adjustment may be deferred no more than twice, after which the applicant may withdraw the application, or the Board shall render its decision.

- **BOARD OF ZONING ADJUSTMENT DISCUSSION**

Mr. Roman asked if moving forward, will there will no longer be an option to table indefinitely. Mr. Asongayi said that is something the Board needs to specify. Mrs. Butler said that if an item is tabled indefinitely, that's not far to not notice people again when it comes back up on the agenda, if it's been a long while. Ms. Cowan said she gets that they would table indefinitely to avoid paying fees again, so thinks maybe it could be re-noticed. Mr. Roman said they've got 2 months, that should be enough time. Mr. Williams said they should have to repay the fees. Mr. Asongayi said they can still request to table to a specific date in the future, regardless the length of the gap. Since the date would be stated in the meeting, that would let anyone know who is present when the next meeting would be.

ADJOURNMENT

Mr. Berkley made a motion to adjourn the meeting at 7:30 pm. Ms. Cowan made the second and the motion was approved as follows:

Jessica Cowan – Yes William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes