

MINUTES

BOARD OF ADJUSTMENTS

June 28, 1988

10:00 a.m.

**Members present:** Ben Turbeville, Don Hawkins, Robert Boone, and David Wright.

**Members absent:** James Canaday and Jerry Dietz.

**Staff present:** Gene Cravens, Pat Payne and Gilbert Villa.

**Visitors:** Billy G. Reed and Robert Russell.

The meeting was called to order at approximately 10:05 a.m. by Chairman Don Hawkins.

The **second item of business** on the agenda was presentation and approval of the Minutes from the March 15, 1988, Board of Adjustment and Appeals meeting. Ben Turbeville made a motion to accept the Minutes as presented with a second by Robert Boone. Motion carried by the following votes: Ayes: Boone, Turbeville, Hawkins and Wright. Nays: None. Absent: Dietz and Canaday.

The **third item** of business on the agenda was the Public Hearing and Consideration on a request by Billy G. Reed for a variance on the parking requirements for Multi-Family zoning with six or more units at the Gainesville Gardens Retirement Village, located at Alabama Drive and Independence Avenue.

Mr. Hawkins asked Mr. Cravens if he would care to comment on the request. Mr. Cravens stated that research had been done on previously developed retirement centers within the City and two others had requested relief from the requirement of two parking spaces to one space per living unit. There have been no apparent problems which have developed from the variances.

The Planning and Zoning Commission had previously reviewed the site plan for the Gainesville Gardens project on June 15, 1988, and approved the site plan as presented, subject to the granting of the variance by the Board of Adjustments and Appeal.

Mr. Reed pointed out that ample handicapped parking spaces have been allotted for the entire project. He further emphasized that he felt one space would be plenty since only approximately fifty per cent of the elderly who would occupy the premises would even drive or own an automobile. He also stated that the minimum age requirement for residency of the Gainesville Gardens complex would be 62. There will be a restriction that there will be no overnight visitors allowed, only daytime guests.

Mr. Hawkins asked if there was further discussion since no one was in attendance to speak against the request. After no further dialogue, a motion was made by Ben Turbeville and seconded by David Wright to **approve the variance** as requested. Motion carried by the following votes: Ayes: Boone, Hawkins, Wright and Turbeville. Nays: None. Absent: Dietz and Canaday.

After no further business, Mr. Hawkins adjourned the meeting at 10:13 a.m.

**NOTE:** Grace Bartscht has since resigned the Board of Adjustment and Appeals and a replacement has not been made.