

**CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF FEBRUARY 1, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

Chairwoman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called and the number of members present constituted a quorum.

Members Present:

Clay Covert
Derek Wolstenholme
Audra Harper
Tasha Quinnelly
Carolyn Courson, Chairwoman

Members Absent:

Donald Burton, Jr.
Herb Cole

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary
Shawn Alves, BZA Attorney

Chairwoman asked for input regarding the January 4, 2024 minutes presented by staff. There being none, minutes stand approved as submitted.

Chairwoman called for the next order of business: a request for a Variance as presented on the meeting agenda.

A presentation of the report packet was given and recommended by the Director regarding application #2024-02, Jubilee Gymnastics Academy, LLC seeking approval of a Variance to allow a parking agreement between adjacent property owners to meet the minimum parking requirements for a church at 26120 Equity Drive, which is zoned B-2, General Business. Her recommendation was favorable.

Chairwoman called for questions from the Board. There were none. The Chairwoman opened the floor for the public hearing and called for those in support of the appeal.

Matthew Brown, the agent and representative for Lighthouse Baptist Church spoke seeking approval of the variance to meet the parking requirements specified in the Land Use and Development ordinance as a precaution before investing in the building. He noted that they were also talking with other adjacent property owners as well for future parking as the church grows.

Chairwoman called for questions from the Board.

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The Board presented several questions: number of church members, present location and length of time there, parking capacity without agreement, and the availability of any other parking agreements.

Mr. Brown answered we have approximately 100 members attending on Sunday's and for the past two years we have been leasing from the Messianic Temple on CR 64. The parking capacity would be around 136 spaces and we want to have a good neighborly relationship so we are talking with the surrounding property owners to work out potential parking agreements, especially on high attendance days such as Easter.

The Chairwoman asked would the playground remain and would it meet the requirements if it did not.

Mr. Brown answered the playground area will be converted into parking spaces and it still would not meet the parking requirements.

The Chairwoman called for those in opposition, followed by rebuttal. There being none, the Chairwoman closed the floor for public participation.

The Chairwoman called for discussion from the Board. Hearing no further comments from the Board, the Chairwoman called for an affirmatively stated motion.

A Motion was made by Mrs. Harper and Seconded by Mrs. Quinnelly to approve Appeal #2024-02, Jubilee Gymnastics Academy LLC, request for a Variance to establish a parking agreement between adjacent properties to satisfy minimum parking requirements for a church at 26120 Equity Drive.

Upon roll call vote, **the Motion carried unanimously.**

Mr. Covert	Aye
Mr. Wolstenholme	Aye
Mrs. Harper	Aye
Mrs. Quinnelly	Aye
Mrs. Courson	Aye

The Chairwoman stated the motion carried. You may go by the office of Community Development around 9:00 a.m. in the morning to pick up your paperwork. The Chairwoman called the next item on the agenda, By-laws Revision.

Staffed presented all proposed revisions. Several questions and clarifications were provided during the discussion. One minor grammatical error was identified.

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The Board discussed the revisions after which the Chairwoman called for an affirmatively stated motion.

A **Motion** was made by **Mrs. Harper** and Seconded by **Mr. Wolstenholme** to approve the By-laws Revision with the error corrected.

Upon conclusion of brief deliberations, the roll call vote took place, **the Motion carried unanimously.**

Mr. Covert	Aye
Mr. Wolstenholme	Aye
Mrs. Harper	Aye
Mrs. Quinnelly	Aye
Mrs. Courson	Aye

The Chairwoman stated the By-laws Revisions are approved. There being no other business Chairwoman called for a **Motion to Adjourn.**

A **Motion** was made by **Mr. Wolstenholme** and **Seconded** by **Mrs. Harper** to adjourn. There was no discussion of the motion.

The Motion carried unanimously.

The meeting adjourned at 7:11 p.m.

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: March 7, 2024



Carolyn Courson, Chairwoman