

property is located at 3050 James Circle, consists of 0.79 acres, and is zoned C-H. The property contains a floor covering business under construction. The applicant submitted plans in 2017, and Zoning approved those in November 2017. The applicant proposed a metal building; Zoning staff made the applicant aware that metal along the front of a building was prohibited, and must be covered with another material. The applicant submitted a schematic showing split face CMU veneer and a stucco finish along the front elevation, and portions of other facades. The plans were officially permitted in December 2018, work began in 2019. In April/May 2019, the applicant approached staff to allow some metal accents on the front and side elevations. The proposed metal accents cover approximately thirty percent of each of the side and front elevations, which was more than staff felt comfortable approving in house—hence, the variance request. The metal accents were larger than staff felt comfortable approving, so staff referred them through the variance process. Staff reviewed the request, felt that there was no hardship, and recommends denial.

Mrs. Hobby asked what split face CMU is. Chairman McCall stated it looked like rock face. Ms. Tolley stated that staff utilized a judgement call to allow small amounts of metal accents, and what Mr. Gaskins showed was larger than what staff felt comfortable approving in-house. Mrs. Quarterman asked if the applicant had pictures/drawings, as it was hard to ascertain how large the accents were in the drawings provided. Mr. Gaskins provided drawings and pictures to ZBOA. Mrs. Hobby asked if this came up with the Denny's remodel. Mr. McCall stated it did.

Chairman McCall asked if anyone would like to speak on behalf of the application. Mr. Mark Gaskins, 5699 Val Del Road, spoke. Mr. Gaskins stated that one of his sides was going to be metal. Ms. Tolley clarified that the front—N. St Augustine—was his front yard, and it needed to clad with something other than metal, and ten feet back on each side. Chairman McCall stated it was driving by the type of road. The highest classification of street determined the front yard. Mr. Gaskins stated it was a unique situation. Chairman McCall asked if he would be facing the intersection. Mr. Gaskins stated he would. Vice-Chairman Strickland asked if he wanted his front to be James Circle. Mr. Gaskins stated yes. Vice-Chairman Strickland stated that customers would drive and enter in off of James Circle. Mr. Gaskins stated yes. Mr. Gaskins provided some pictures, both local and not local, of buildings with metal accents. Mr. Gaskins stated that the lot was a very difficult one to develop. Mr. Gaskins stated that he wanted a building that would be attractive, and he had worked with his architect, Jimmy Cone, to come up with an attractive building. Mr. Gaskins stated that metal was durable, and fire and water resistant. Mr. Gaskins stated that the metal accents gave the building a sleek design.

Chairman McCall asked if anyone else would like to speak on behalf of the application. Jimmy Cone, architect, 1806 Plum Street, spoke on behalf of the application. Mr. Cone stated that there is a trend towards utilizing metal wall panels. Mr. Cone stated that they initially wanted to use corrugated metal along the front of the building.

Chairman McCall noted that there was no one else in the audience to speak either for or against the application. Chairman McCall asked if there was any response to the office. Ms. Tolley stated that there was an inquiry as to what kind of variance was being requested.

There being no further discussion, Chairman McCall called for a motion. Mrs. Quarterman made a motion to approve the variance as presented. Mrs. Copeland seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.