

or proposed paved public street.” Section 6.01.02(D)(1) of the ULDC states that, “Except as provided in Section 6.01.02(E) below, each lot within a subdivision shall front a paved public street a minimum width of sixty (60) contiguous feet.” With regard to the lot frontage and access requirements, both Section 4.04.03(D) and Section 1.01.02(D)(1) require that each lot within a subdivision shall front a paved public street and have a minimum road frontage of sixty (60’) feet. In this case, the applicant desires to subdivide a 1.6 acres tract into two lots. There is currently one single family dwelling located on this site. It is the owner’s family members who currently reside in the existing dwelling and it is their intent to create a second lot to construct another single family dwelling for the applicant’s parents. This lot has frontage on two streets within Northlake Subdivision—Springruff Drive and Dockside Drive. Dockside Drive has approximately 60 feet of road frontage, However, this land area cannot be accessed, as it is a drainage pond. Springruff Drive has approximately 40 feet of frontage, which the applicant would like to evenly divide to create a second lot. Each lot will have approximately 20 feet f road frontage should the Board approve the applicant’s request. Therefore the applicant is requesting a variance to the minimum lot frontage requirement as it pertains to access. The TRC reviewed the request and provided no objectionable comments.

Mr. Holt arrived at 3:07 PM.

Mrs. Quarterman stated she had concerns because there were a lot of variance requests for this neighborhood. Mrs. Tulloch stated she was not sure this particular parcel was meant to be buildable when the subdivision was platted out. Mrs. Quarterman stated that she understood that this request was family-oriented, but in the years to come, strangers may be living very close to each other.

There being no further questions for staff, Chairman McCall asked if anyone would like to speak on behalf of the application. Trevor Shaw, 3525 Emmaus Road, spoke in support. He stated that the side yard setbacks would be eight feet. Mr. Shaw stated that there is plenty of room, and in no way encroaches on any of the neighbors. Mr. Shaw said it was the intent for his parents to live there. Chairman McCall asked if there were two driveways. Vice-Chairman Strickland stated they would probably have one concrete apron, but two driveways. Mr. Shaw said that was true.

Chairman McCall noted that there was no one else in the audience to speak in favor, or in opposition. Chairman McCall asked if anyone had contacted the Zoning office. Mrs. Tulloch stated there was no contact.

There being no further discussion, Chairman McCall opened the floor for a motion. Mrs. Quarterman made a motion to approve as presented citing criteria “a,” “b,” and “h.” Mr. Holt seconded the motion. The motion was called and carried unanimously with a vote of 6 to 0.

OTHER BUSINESS

Agenda Item # 4: Approval of Minutes: September 10, 2019

Chairman McCall noted that the Board desired to add an item under “Other Business” to discuss attendance. Ms. Tolley stated she had neglected to do so, but would make a note for future agendas. Chairman McCall asked if Ms. Tolley knew why Mr. Hogan was absent. Ms. Tolley stated that she believed Mr. Hogan would be in attendance at the meeting, and was unaware of the reason he was absent. Chairman McCall stated to note his absence as unexcused.

Chairman McCall asked if any changes needed to be made to the draft minutes. There being none, Chairman McCall called for a motion regarding the September 10, 2019 meeting minutes. Vice Chairman Strickland made a motion to approve the minutes as presented. Mr. Holt seconded the motion. The motion was called and carried with a vote of 6 to 0.

Agenda Item # 5: Nomination of Chairman and Vice Chairman

Chairman McCall stated it was time to nominate a Chairman and Vice Chairman slate. Mrs. Quarterman made a motion to retain Chairman McCall as Chairman and Vice Chairman Strickland as Vice Chairman. Mr. Brantley seconded the motion.

There being no other nominations, Vice Chairman Strickland made a motion to close nominations. Mr. Holt seconded the motion. The motion was called and carried unanimously.