

APPLICATION FOR ZONING ACTION

180

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: Renke's Markets / UNITED SIGNS INC Owner

Address: 1030 STRAIGHT STREET Agent

CENT. OH 45214 Telephone: 681-6600

Location: U.S - 25 AND MAUDERLY

Name of Property Owner: FRANK SCHLEPER / PICOT CONTRACTING CORP

Address of Property Owner: 1452 DONALDSON HWY

Zoning District: _____ Area in Acres: _____

Deed Book: _____ Page Number: _____ Group Number: _____

Description of Request: _____

Applicant's Signature: [Signature] FOR UNITED SIGNS INC.

Property Owner's Signature: _____

FOR PLANNING COMMISSION USE ONLY

Application Fee: _____ Date Received: _____ By: _____

Referred To: _____ Meeting Date: _____

Action Taken: _____ Date of Action: _____

VARIANCE REPORT

June 13, 1985

APPLICANT: Remke's Markets by United Signs, Inc.

LOCATION: Corner of U.S. 25 and Manderlay

ZONED: Commercial Two, C-2


REMARKS:

The applicant is requesting a Variance in the number of permitted building mounted signs for one business. The applicant is requesting five building mounted signs instead of the permitted one building mounted sign.

The following addresses the factors required by Section 244 permitting approval of Variances:

1. I find no unique conditions on this site warranting the need for a Variance.
2. Strict application of the regulations permit this business 322.5 square feet of sign area. The plans do not show how large the proposed signs are.
3. In my opinion any conditions found would have been directly or indirectly affected by the actions to develop this property.
4. I find no reasons finding where this request preserves the public welfare or safety. It could change the character by permitting additional signage, where existing businesses have only one building mounted sign per frontage.

In addition, this building (business) is permitted one free-standing sign.


Alvin "Chip" Block
Planner

FLORENCE BOARD OF ADJUSTMENTS

JUNE 13, 1985

7:00 P.M.

Chairman Holland called the meeting to order. The roll call was taken by Staff Member Jeanne Huddleson. Four members present: Messrs. Bolton, White, Wilder and Chairman Holland. Counselor Dale Wilson was also present.

The Board considered the Minutes of the Florence Board of Adjustment Meeting of May 8, 1985. Chairman Holland moved the Board approve the Minutes as distributed. The motion was seconded by Mr. White. After discussion, the motion carried unanimously.

The Board considered the Minutes of the Special Meeting of the Florence Board of Adjustment held on May 22, 1985. Mr. White moved that the Board approve the Minutes as received. The motion was seconded by Chairman Holland. After discussion, the motion carried unanimously.

Dimensional Variance

The request of David Hils for a Variance in the required front yard setback for a one (1) acre tract located at the corner of Steinberg Drive and Connector Drive, currently zoned Commercial Two, C-2. This request is to permit a variance in the required 75 foot front yard of a C-2 zone to a requested 37.5 foot front yard.

Staff member Chip Block presented a slide presentation and staff report which stated the purpose of the request was to permit the construction of a commercial building on the site. Mr. Block addressed in his report the requirement of Sect. 244 concerning the reasons for the granting of a Variance as follows:

1. A unique condition that might be used by the Board would be the existence of the High Intensity power lines that cross the southern half of the site.
2. By strict application of the setback the applicant would have 3,500 square feet of buildable land area but the lot contains 1.10 acres which could permit up to 19,800 square feet of floor area (of a multi-storied structure type).
3. The remaining parcel is a parcel of a larger farm tract and the condition referred to in #1 is a pre-existing unique condition and is not the result of the actions taken since the adoption of the zoning regulations.
4. I find no reasons that preserve the public welfare or safety in this request but with Steinberg's maintaining a 37.5 foot setback from Connector Drive and the Midway Center building maintaining a 20 foot setback, the proposed; 37.5 foot setback would not change the essential character of this area.

Mr. Block reminded Board members that an adjacent site had recently been granted a variance to 37.5 feet (Chip Tappan, a/k/a Midway Center) for the reason of the powerline location on the site. Mr. Block noted he had included in the Board's materials correspondence received from the applicant setting forth the applicant's reasons for the granting of the variance.

Mr. Paul Meyrose, Architect, stated he was in charge of the architectural design on the one-story building and explained the plans for a retail structure of a box-glass type building, with a gambrel area, extensive landscape and a patio area containing a sculpture.

Chairman Holland noted that under strict application would only allow 3,500 sq. ft. of building area.

Mr. Wilder inquired of what lies behind the proposed building area. Mr. Block explained from the drawing that was attached to the staff report that the "black area" is the drive leading back to another undeveloped tract and that across from that approximately 20 to 30 feet is the beginning of the P. R. Duke Development. Mr. Wilder inquired if the drive as referenced by Mr. Block would be a county-owned road or a drive. Mr. Block responded the road is access to the property owner to the rear of the proposed site. Mr. Wilder inquired how far the building would be from the drive. Mr. Block responded there is only a 10 foot requirement of side yard setback and the applicant is proposing to maintain that.

Counselor Wilson noted the 37.5 foot distance is from the existing property line and not from the curb of Connector Drive which would allow actually another 12.5 foot distance of the right-of-way portion of Connector Drive and thus making the actual distance from the curb approximately 50 feet. Mr. Meyrose indicated on the artist rendering drawing.

Mr. Wilder inquired of the width of the driveway opening. Mr. Meyrose responded the one-way entrance would be 20 feet and the two-way entrance/exit would be 25 foot wide.

There was no audience support or opposition expressed.

Mr. White moved that the Board approve the variance in the minimum required front yard setback of 75 feet to 37.5 feet for property located on the west corner of Steinberg Drive and Connector Drive based on the uniqueness of the site of the High Intensity Powerline easement. The motion was seconded by Chairman Holland. After discussion, the motion carried unanimously.

Change of Non-Conforming Use

The request of Thomas L. & Elizabeth O'Daniel for a Change of Non-Conforming Use for an approximate 1/3 acre tract located at 7435 U.S. Highway 42, ;currently zoned Office One, O-1. This request is to permit the use of the property as additional parking area for the Florence Nursery. This proeprty has been previously used for residential purposes.

Staff member Chip Block presented a slide presentation and staff report on the request which stated the request for the change is to permit a property previously used for a resident to be converted into additional parking for the adjoining Florence Floral and Nursery business. Mr. Block noted the staff report contained the questions that the staff felt were left unanswered by the request such as would the site maintain its access off of U.S. 42 or would it be connected to the existing lot or both?; and how quickly is the site to be surfaced and provisions to be made for the storm water runoff? Mr. Block noted that the property has already been graded and the applicant was unaware of the necessity of obtaining permits and work was subsequently halted by the zoning enforcement officer. Mr. Block noted in response to the notice of violation the applicant has made the subject application. Mr. Block noted there is no landscaping between the adjacent house and the proposed parking lot and that is a recommendation of the staff according to regulations. Mr. Block expressed concern of the creation of three access points within 150 foot of frontage out on to U.S. 42 and stated he would recommend that one of the driveway entrance points be eliminated which issue had not been addressed by the applicant.

Mr. Tom O'Daniel, applicant, presented plans which he stated indicated the proposed landscaping and which also addressed water retention and distribution.

The Board and Mr. Block reviewed the presented plans.

Chairman Holland noted the "white house" had been for sale. Mr. O'Daniel responded the house had been for sale for quite some time. Chairman Holland inquired of the recommended change on entrance/exits proposed by staff. Mr. O'Daniel stated the recommendation could be met as the Florence Nursery has a large entrance/exit and that adequate exits could be provided. Chairman Holland inquired of why the 3 access points would be a problem. Mr. Block responded that the access management provision according to zoning regulations permits the review of the access points. Mr. Block expressed concern of three access points within 150 feet and a street that intersects and expressed potential traffic flow problems.

Chairman Holland inquired if Mr. Block had a preference as to which ingress/egress point should be eliminated. Mr. Block responded and suggested the middle entrance/exit be removed. Mr. O'Daniel noted the new parking area is proposed to be employee

parking. Mr. O'Daniel stated if he had a preference he would suggest the newly proposed entrance be eliminated. Mr. Block stated he would have no problem with eliminating the suggested entrance/exist according to Mr. O'Daniel.

Chairman Holland inquired if the surfacing of the additional parking area would be a problem. Mr. O'Daniel stated there is no problem with blacktopping and they would like to provide direction of the "water back toward the other driveway" to allow the surface water to be retained for use by Florence Nursery for water distribution through grading the site for flow toward the back of the property.

Mr. Wilder moved that the Board grant the change of Non-Conforming Use for property located at 7435 Dixie Highway with the conditions that: 1) landscaping as in the proposed plan 2) that the residential (newly proposed) entrance/exit be eliminated 3) and for the lot to paved as soon as possible.

Chairman Holland stated he thought the run-off calculations would be addressed by the Public Works of the City of Florence. Mr. Block stated the Chairman was correct in his assumption. Mr. Block requested the applicant attest to his agreement of taking all storm water from the parking lot and directing it along the concrete swale for deposit into a sistern for later water distribution. Mr. O'Daniel assured his agreement to address the water run off and Mr. O'Daniel stated he does plan to put a swale in to direct the water on back on the site.

Mr. Bolton inquired if the lot could only be used for a parking lot under the change of non-conforming use. Counselor Wilson responded that if the applicant would wish to change the use to another non-conforming use the applicant would be subject to another Board review.

The motion was seconded by Mr. Bolton. After discussion, the motion carried unanimously.

Sign Variance

The request of Remke's Market by their agent United Signs, Inc. for a variance in the permitted number of building mounted signs for one business for a 4.6589 acre tract located at the corner of U.S. 25 (Dixie Highway) and Manderlay, currently zoned Commercial Two, C-2. This request is to permit a total of five building mounted signs instead of the one permitted sign for a business.

Staff member Chip Block presented a slide presentation and staff report on the subject and surrounding area. Mr. Block stated from his reort that the applicant is requesting five buidling mounted signs instead of the permitted one large

building mounted sign. Mr. Block stated the factors required by Sect. 244 permitting the approval of variances is that: he could find no unique conditions on the site warranting the need for a variance; that strict application of the regulations would permit the business 322.5 square feet of sign area; that the conditions found would have been directly or indirectly affected by actions to develop the property; and that he could find no reasons why the request would preserve the public welfare and safety; and that the request could change the character by permitting additional signage, where existing businesses have only one building mounted sign per frontage. Mr. Block also noted that additionally the building is permitted one free-standing sign.

Mr. Doug Millikin, United Signs, Inc. representative, stated the applicant is allowed 322.5 sq. ft. of signage and that for a major grocery store of this type the applicant has desired the placement of three smaller signs totalling 200+ square footage overall of signage. Mr. Milliking related that the earlier request was for a total of five signs which had subsequently been reduced to 3 signs and that the applicant was willing to trade their free-standing sign in lieu of the approval of the three requested signs.

Mr. Block clarified the requested signs would be 3'x10' on the bakery sign, a 4'x8' on the Super Valu sign, and 140 ft. total sign area on the Remke's sign.

Counselor Wilson clarified that the applicant under the current regulations could have 322.5 square footage of signage and additionally a free-standing sign (up to 250 sq. ft. of signage). Mr. Block confirmed Mr. Wilson's clarification.

Mr. Wilder stated it is a familiar situation and the applicant seemed willing to compromise and that he had "no problem" with the variance request.

Mr. Bolton recollected that a previous variance had been granted on the subject property. Mr. Block related a rear yard setback variance had been granted.

There was no audience support or opposition expressed.

Chairman Holland inquired of the signage for the adjacent strip store of the Scanlon pharmacy. Mr. Millikin stated that in previous discussions with Mr. Scanlon it was indicated that Mr. Scanlon did not see the need for additional signage for his location.

Mr. White moved that the Board grant the sign variance request for the Remke's Market at the corner of U. S. 25 and Manderlay on the conditions that the applicant goes from the requested five individual signs to three individual signs, and

the applicant stays within the 322.5 foot signage total, and with the trade of the applicant's free-standing permitted sign. The motion was seconded by Mr. Bolton. After discussion, the motion carried unanimously.

Mr. Block requested Mr. Millikin of United Signs allow the staff to keep the plans submitted the evening of the meeting as they were an update of signs for the subject property. Mr. Millikin obliged.

Conditional Use Permit

The request of Kenta-Boo Baptist Church for a Conditional Use Permit for a 1.546 acre tract located at the corner of Kenta-Boo, Highridge, and Curtis Avenues, currently zoned Suburban Residential Two, SR-2. This request is to permit the expansion of the existing parking lot for the church.

Mr. Block presented a slide presentation and staff report on the subject and surrounding area. Mr. Block explained the applicants are requesting a Conditional Use Permit to allow the enlargement of their existing parking lot. Mr. Block stated several areas of the plan (copy attached to the staff report) would need to be answered before the Board should take action. Mr. Block noted the areas of concern to be the width of the driveway and the size of the parking stalls, the type of surfacing proposed, and the width of the access drive on to Kenta-Boo, and also soil erosion control measures to be taken by the applicant.

Mr. Glenn Wiley, representing the Kenta-Boo Church, stated he was present for Board questions.

Chairman Holland inquired of the width of the driveway and the size of the parking stalls to be provided. Mr. Block noted the parking spaces should be 10'x20' if 45° angle parking is provided. Chairman Holland asked the representative if he was aware of that requirement. Mr. Wiley responded he was aware of that requirement. Mr. Wiley stated that congregation members have been parking on the grass area. Chairman Holland noted that if the Board should grant the request that gravel would not be permitted but that the parking area would rather have to be blacktopped or made of concrete.

Mr. Bolton inquired of what would be put along the grass area to prevent the congregation members from driving over the grass and on to the street. Staff member Ralph Hopper noted that through conversations with Mr. Webster that concrete wheel blocks were intended to be placed along the parking lot edge to prevent and reroute the cars through the parking area to exit.

Mr. Wilder expressed concern of the showing of a 30-foot wide driveway entrance. Mr. Block noted that the depth of the

parking stalls must be a minimum of 20 feet and that from the edge of the end parking space there must be 13 foot for a one-way drive. Mr. Wilder noted the indication was for 35' and Mr. Block confirmed the 35' figure. Mr. Wilder noted his drawing indicated 30'.

Mr. Wilder inquired of soil erosion control measures to be taken. Mr. Block expressed concern of the property being right next to a storm water drain and expressed concern of the water runoff from the parking area. Mr. Block stated that because of the necessary information not being indicated or presented it would appear that if the Board did approve the permit this evening it would be with a number of conditions and Mr. Block stated he would feel more comfortable with the receipt of revised site plan which would address the specifically expressed concerns. Mr. Block related he had tried to contact the church to advise them of the deficiencies prior to the meeting but to no avail. Mr. Wiley noted the pastor has been out of town.

Counselor Wilson inquired of the type of soil erosion control measures Mr. Block would recommend. Mr. Block responded he would recommend the placement of straw bales on the exposed areas that will not be used for parking areas and seeding of the areas.

Mr. Bolton suggested the Board table the request for the Conditional Use Permit. Mr. Wiley expressed concern of a delay from the point of the church's welfare as neighborhood children are riding bikes and destroying the rock and gravel pile already located on the site and that the church had hoped to be able to proceed with the distribution of the gravel/rock pile. Mr. Wiley noted the property next door is also owned by the church.

Mr. White inquired if the gravel was the correct kind of gravel base for surfacing. Mr. Wiley responded the gravel was "610". Mr. White expressed concern of the 610 gravel used as a base for the blacktop surfacing.

There was no audience support or opposition expressed.

Mr. Bolton moved that the Board grant the Conditional Use Permit with the applicant's agreement to the provisions of the width of the the drive being 13 feet each way and parking stalls to be 10'x20', and the provision that blacktop or concrete surfacing will be provided, and that soil erosion measures of the placement of straw bales and seeding will be taken, and that the drawing indications of 30' should be extended to 35', and subject to review of the Public Works Director with regard to the placement of wheel blocks, as well as all other minimum zoning regulation requirements.

Mr. Bolton inquired if a completion date could be added to the motion. Counselor Wilson stated that would be permissible. Mr. Bolton inquired if a six months completion date would be acceptable. Mr. Wiley responded that would be acceptable. Chairman Holland suggested a 30 day completion date, and asked if Mr. Wiley could agree as the authorized representative for the church. Mr. Wiley stated he is authorized to speak in regards to the subject matter. The motion was seconded by Mr. White. After discussion, the motion carried unanimously.

Conditional Use Permit

The request of Grace Episcopal Church for a Conditional Use Permit for a 0.134 acre tract located at 13 Lloyd Avenue, currently zoned Suburban Residential One, SR-1. This request is to permit the expansion of the existing parking lot for the church.

Staff member Chip Block presented a slide presentation and the staff report. Mr. Block explained the applicant is requesting the permit to allow the enlargement of the existing parking area to permit an additional 12 off-street parking spaces. Mr. Block stated the plan proposes one-way service from Sweetbriar (Price Pike) through their existing lot and to the new lot with all traffic designed to exit onto Lloyd Avenue when the lot is in use. Mr. Block noted asphalt surfacing is proposed. Mr. Block stated the staff is concerned that all traffic will exit onto Lloyd Avenue and that prior to this application all traffic exited onto Price Pike and Sweetbriar and that with the application the traffic is proposed to be directed onto a largely residential street. Mr. Block report contained a condition that should the Board grant the request that access barriers be erected to block through traffic during times that the lot is not in use to prevent it from becoming a traffic problem or a shortcut route.

Rev. Michael P. Milliken, Rector of the Grace Episcopal Church, stated his agreement of access barriers to be provided when the lot is not in use.

Chairman Holland inquired if the applicant felt he would be creating a problem by the exit on to Lloyd Avenue which is a residential street. Rev. Milliken stated that he does not really expect those parking in the existing lot to exit through the Lloyd Avenue exit but rather to continue exiting onto Price Pike.

Mr. Wilder inquired of the width of the parking spaces to be provided. Rev. Milliken stated they would be in conformance.

Mr. Garland Huff, 16 Lloyd Avenue, inquired if the drive was to be an exit only. Rev. Milliken responded yes. Mr. Huff inquired of the width of the exit. Rev. Milliken responded his understanding was that it was to be 25 feet. Mr. Wilder noted

the drawing indicated 14 feet and that the drawing was very small. Mr. Huff inquired if the exit drive was to be opposite his drive. Rev. Milliken responded that the exit drive would be located up and would probably be "in-between there".

Discussion followed of the required driveway widths and parking space size requirements.

Mr. Huff stated his continuing opposition to the Conditional Use Permit and concern that the traffic would be exiting a great deal on to Lloyd in efforts to avoid the traffic lights on Price Pike.

Rev. Milliken noted that barriers would be provided and the parking area would only be open on Sunday. Rev. Milliken noted that the barrier recommendation from the contractor had been for the placement of concrete posts and a chain to be extended across to block traffic when not in use.

Mr. Huff expressed urged the residential area be preserved.

Mr. White noted there is a terrific water run-off problem in the area at present and expressed concern of additional runoff and the sewers being able to accommodate the additional runoff. Mr. White suggested the area along Lloyd be grassed and the placement of the additional parking spaces with entrance and exit through the existing entrance/exit.

Rev. Milliken stated the engineers had advised him that the water runoff does not flow in the Lloyd Avenue direction but rather back towards the rectory. Mr. White again expressed concern of the water runoff inevitably going to Lloyd Avenue.

Discussion followed of water runoff.

Numerous residents expressed their opposition to the Conditional Use Permit application.

Counselor Wilson cautioned the audience to speak individually for the sake of the record.

Mrs. Ruth Flickinger, area resident along Lloyd Avenue, expressed concern of additional traffic onto Lloyd Avenue and stated her wishes that the traffic would be directed to entrance and exit on Price Pike.

Mr. Ray Benoit, area resident, stated opposition to the Conditional Use Permit and noted the water sewer pipe runs along his land and that he currently has problems. Mr. Benoit expressed concern of the water runoff problem.

Mr. Bolton inquired if the Reverend would be amenable to the suggestion of the green area along Lloyd Avenue. Rev. Milliken stated he was just looking at the proposal.

Mr. Wilder presented a solution and indicated the solution to Rev. Milliken that the parking area be placed along the parsonage home and the placement of a green area and exit back onto Price Pike. Mr. Block reviewed the suggestion and noted the dimensions. Mr. Hopper noted that turnaround space would also be needed to be provided.

Following the discussion of the solution the applicant would have a reduction in parking spaces to approximately 8 and a depth of 110 foot and a 3 foot area along the property line and the beginning of the parking area for landscaping.

Chairman Holland inquired if the Reverend was sure if he would like to tear up the land for only 8 additional parking spaces. Rev. Milliken stated he was unsure.

Rev. Milliken inquired the applicant withdraws the application the could resubmit with the proposed suggestions of Board members and the audience input, and could resubmit revised plan.

Counselor Wilson noted that if the applicant wishes to look at the possibility of revised plans the Reverend would do well to request the Board to defer action to allow the applicant to revise if so desired. Mr. Wilson noted that if the applicant withdraws then a new application would need to be submitted.

Rev. Milliken stated the intention was to gain additional parking spaces and not so much so the additional exit. Rev. Milliken suggested the Board defer action to allow him to relay the results of the meeting to the Board of Directors of the church.

Mr. White suggested the Church Board might consider tying into the storm water drainage system and suggested Rev. Milliken check with the Public Works department for direction.

Mr. Wilder inquired if the next Board of Adjustment meeting would be advertised in the paper. Mr. Block responded the notice would not be published in the paper and suggested the concerned parties check with the planning office as to the date and time of the next Board of Adjustment meeting.

Mr. White moved that the Board defer action on the Conditional Use Permit for property on Lloyd Avenue, Florence and known as the Grace Episcopal Church, in a SR-1 zone district, until the next Florence Board of Adjustment Meeting of July 10, 1985. The motion was seconded by Chairman Holland. After discussion, the motion carried unanimously.

Conditional Use Permit

The request of Mack Development for a Conditional Use Permit for a 1.57 acre tract located on the west side of Dream Street, currently zoned Office Two, O-2. This request is to permit the construction of a motel with a total of 90 units.

Staff Member Chip Block presented a slide presentation and staff report on the subject and surrounding area. Mr. Block explained the applicant is requesting the permit to construct a motel on Dream Street between Dalton Georgia Carpet Outlet and the Auto Bath Car Wash. Mr. Block stated the plan calls for the construction of an eighty (80) unit motel with 91 off-street parking spaces to be provided on the 1.57 acre tract. Mr. Block stated that associated to the motel is a pool. Mr. Block noted access to the site is planned by a driveway cut onto the adjoining Dalton Georgia driveway and a secondary access for emergency use is proposed off of Dream Street. Mr. Block directed the Board to Sect. 1023 of the zoning regulations which provides the criteria to be used for Board approval. Mr. Block closed by stating should the Board decide to approve the Conditional Use Permit he would have no conditions to be included in the Permit. Mr. Block also noted that according to the Boone County Comprehensive Plan the area is planned for commercial purposes.

Atty. Michael Sketch of the firm of Adams, Brooking and Stepner, representing Motel 6, stated the plan had been reviewed by the Planning Commission. Mr. Sketch related that the one request of the City of Florence was the proposed fire lane.

Mr. Wilder requested elevation drawings. Mr. Wilder reviewed same.

Mr. Sketch noted the only other concern expressed by the City of Florence may be the possible widening of Dream Street.

Chairman Holland inquired if Mr. Block had a chance to review the plan. Mr. Block stated he had seen the presented plan and the project conforms to minimum zoning regulations with regard to setbacks, parking spaces, and that storm water drainage which was addressed by the City of Florence Public Works committee.

Counselor Wilson noted the project had required a zone change procedure and that the project had been before Florence City Council for review and that the plan is part of the development plan previously presented. Mr. Sketch verified Mr. Wilson's informative notation. Mr. Wilson further explained that part of the development of the site was the suggestion of access management to be provided by a joint entrance/exit with the carpet outlet adjacent to the subject property.

Discussion followed of the width of the drive areas. Mr. Sketch noted a fence is to be provided around the property.

Mr. Sketch stated the height is to be three-stories. Mr. Wilder noted an area of concern with regard to the transport of fire equipment. Mr. Sketch advised Mr. Wilder that the Fire Chief had reviewed the plans and that the plans had been revised at the Public Works stage.

There was no audience support or opposition expressed.

Mr. Wilder inquired of a "standpipe system" and continued to review the plans.

Roger Rolfes, Mayor of the City of Florence, stated his recollection was that the Fire Chief had made no reference to a standpipe system, and that the structure was to be sprinkled.

Mr. Sketch noted the parking spaces are all to be according to the zoning requirements. Mr. Sketch related that Motel 6 is a national chain of motels.

Chairman Holland noted the use seems to be an intense use of the site.


Mr. White moved that the Board grant the Conditional Use Permit for Motel 6 to construct a motel on Dream Street between Dalton Georgia Carpet Outlet and the Auto Bath Car Wash, and the understanding the building will not be over three stories as per according to the site plan. The motion was seconded by Mr. Wilder. After discussion, the motion carried unanimously.

-- Mr. Wilder departed from the meeting.--

Administration

Mr. Bolton inquired if the duplexes on T Street were wide enough. Mr. Block responded yes.

Chairman Holland moved that the meeting adjourn. The motion was seconded by Mr. Bolton. The motion carried unanimously.


Charles Holland, Chairman

Attest: