

MINUTES
PUBLIC HEARING
ZONING APPEALS BOARD
April 28, 2011
4:00 P.M.

Present: Paul Cook, Co-Chairman
Bill Patton
Charlie Lawson
George Brown
Absent: Gene Hurst

Others Present: Richard Vance
Sue Wade
Earnest Edgell
Phillip Horton

The purpose of this meeting was a request by Twin Enterprise, on behalf of the Richlands Tabernacle, for a variance to regulation 3-3 for set back regulation, 3-5-1 side yard regulation, and 3-5-2 rear yard regulation of the Code of the Town of Richlands to build a multi-use family center next to 333 Rockbridge Avenue, Richlands, VA.

Mr. Cook asks for comments.

Mr. Horton provided pictures and diagrams of the gym that he wished to build. The gym is a 65 x 100 structure to line up with the existing school building. The new plans provided were changed from the original plans that were submitted. The new plans would move the building more toward Rockbridge Avenue.

Mr. Vance stated the rules on zoning. The side yard setback from each structure should be 10 ft on each side and a 30 feet setback from off Rockbridge Avenue. Since the new structure is a 65 X 100, they do not meet the requirements.

Mrs. Wade had received a call from Jay Dean Farris at 322 Rockbridge Avenue and she could not attend the meeting but had no problem with the structure being built. She is also willing to lease the property to the church should they need the property.

Mr. Brown ask if the structure would obstruct vehicles view when entering the street. This should not be affected. He stated that the gym would need to be this size to meet regulation gym sizes. He also ask why not connect the gym to the existing building or build a smaller gym.

Mr. Vance said that would be okay if it meets the building code.

Mr. Horton is worried about the drainage should the building be connected together.

Mr. Brown informed Mr. Lawson of the information already discussed since he was delayed at the beginning of the meeting.

Mr. Patton stated that the fence they have now would hide the building.

George Brown made the motion to approve the variance, seconded by Charlie Lawson. Variance passed with a unanimous vote.

Bill Patton made the motion to adjourn the meeting, seconded by Paul Cook.

Meeting adjourned.

Paul Cook, Co-Chairman