

MINUTES
BOARD OF ZONING APPEALS
JULY 7, 2020 at 5:00p
VIA ZOOM

MEMBERS PRESENT: MIKE SHELTON, VIRGINIA FRANKS, DARRELL GINN and
DAVID FERGUSON

VISITORS PRESENT: VAN AND TREVOR CRAFTON, RANDY AND LYNETTA SPRY

STAFF PRESENT: MIKE PITTMAN, Surveyor, JIM DIERDORF, Building Inspector-Zoning Enforcement Officer and SARAH MORGAN, Commissioners Office Secretary filling in for Lynette Anderson

Vice- Chairman Mike Shelton called the meeting to order. A quorum was present; however, member Robert Jacobson was absent due to illness and Pat Magrath was also absent. The meeting was held via zoom and the only items discussed were the application items. All members reviewed the minutes from the previous meeting and Virginia Franks made a motion to accept the minutes. Member, Darrell Ginn seconded the motion. Motion passed.

Current business as follows:

- **Van Crafton & Trevor Crafton** application for conditional use for other recreation, including camping and picnic areas, conditional use #749 for Red Squirrel Retreat to be located at 4850 S Hanover-Saluda Road. Van Crafton explained that the Retreat would be used for year-round rentals for short term stays. Crafton stated that most of the tenants would be renting cabins for weekends or for only one week at a time. Board members asked Van and Trevor to further explain their plans for the cabins and surrounding area of the property. Van Crafton stated that during Phase I of the development of the Retreat, their plans are to build 3 to 5 600-800sq ft. cabins on 1 acre, surrounding the ¼ acre pond. Board member David Ferguson stated he was concerned with the traffic on the road and the disruption to the neighbors. Board member Darrell Ginn agreed and added that 5 cabins on such a small location would be cramped. County Zoning Enforcement Officer, Jim Dierdorf discussed septic concerns and asked if the Crafton had spoken to Mike New at the Health Department yet, which they had not. County Surveyor, Mike Pittman read complaints from Ron Oliver and Shelley Kuppler, both of which stated that they opposed the development of the cabins. **Findings of Fact-1. *Is in fact*** a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved. 2. *Will not* be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan and/or zoning ordinance. 3. *Will not* be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such

use will not change the essential character of the same area. 4. *Will be* hazardous or disturbing to existing and future neighborhood uses. 7. *Will* involve uses, activities, processes, materials, equipment and conditions of operation that *will be* detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. 9. *Will not* result in the destruction, loss, or damage of natural, scenic, or historic features of major importance. More information is needed on numbers 5, 6 and 8 of the fact findings. **Decision-** Board member Virginia Franks made a motion to deny the permit with board member David Ferguson, seconding the motion. The Jefferson County Board of Zoning Appeals voted to *deny* the application of a conditional use.

New Business:

- Randy Spry submitted an application for a conditional use permit, Item #522. The applicant has owned and operated a business on SR 7, but has decided to downsize the business to sell outdoor furnaces and parts for the furnaces at his home located at 3042 N Spry Road, Deputy, Indiana. Spry stated that no semi traffic would be on the road since he would be doing the pick-ups for the retail furnaces. Spry also stated that his business is very small and is expecting to average approximately 6 sales per year. Surveyor, Mike Pittman read a complaint from adjacent property owner, Joseph Chapo, objecting to issue the conditional use permit. Discussion followed regarding the condition of Spry Road, which was thought to be gravel, but property owner Randy Spry stated that Spry Road was chip and seal. **Findings of fact:** 1. *Is in fact* a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved. 2. *Will be* harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan and/or zoning ordinance. 3. *Will be* designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. 4. *Will not be* hazardous or disturbing to existing and future neighborhood uses. 5. *Will be* served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and school. 6. *Will not* create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community. 7. *Will not* involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. 8. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares 9. *Will not* result in the destruction, loss, or damage of natural, scenic, or historic features of major importance. **Decision-** Board member Darrell Ginn made a motion to approve the permit with board member Virginia Franks, seconding the motion. The Jefferson County Board of Zoning Appeals voted to *approve* the application of a conditional use.

Other business/misc. items not on agenda as follows:

- The next meeting will be held at the Brown Gym. All members were in favor of this.

Member Mike Shelton closed the meeting. All members voted to adjourn.

Minutes prepared by: Sarah Morgan - by line
Sarah Morgan, Commissioners Office Secretary

APPROVED THIS 4th DAY OF August, 2020.

JEFFERSON COUNTY BOARD OF ZONING APPEALS

BY: Mike Shelton
ROBERT J. JACOBSON, Chairman
Mike Shelton - Vice Chairman