

**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, December 16, 2019  
Planning Conference Room – 2nd FLOOR  
285 UPTOWN BLVD., BUILDING 100**

**Members Present**

Jack Frost  
Mark Dale  
Deborah Fulwiler  
Jeanetta Dagley  
Mike Bechdol

**Staff Present**

Gail Lux  
**Absent**  
Doug Walden  
David McDaniel  
Joe Pitt

**I. Call meeting to order**

Mr. Jack Frost called the meeting to order at 6:53 pm with a quorum present.

**II. Approve the minutes of November 18, 2019 and December 2, 2019**

Motion was made to approve the minutes by Mr. Mike Bechdol. The motion was seconded by Mrs. Jeanetta Dagley and approved unanimously.

**III. Citizen Forum**

Mr. Jack Frost opened the meeting for citizen comments. No citizens came forward. Mr. Jack Frost closed the citizen forum.

**IV. Review and consider the request by Mark Ellis and Jody Wallace for a variance to the sign ordinance to allow a sign along S J. Elmer Weaver Fwy to be closer than 225 feet separation from another sign to be located at Ronald Cawthon; Lot ; 0.40 AC more commonly known as 148 S. J. Elmer Weaver Fwy.**

Mr. Jack Frost ask for anyone wishing to speak in favor of the request to come forward. Mr. Jody Wallace and Mr. Kent Ellis spoke in favor of the request. Mr. Wallace explained the situation that this sign is a premise detached pole sign. The current property does not have a detached sign at this location. This sign will help advertise the business that will be located at this location. The proposed location of the detached sign does not meet the required 225 feet separation from another sign located along Highway 67. The sign would be located at is 24

feet short of the Enterprise sign and fourteen feet short of the William's Chicken sign. The sign follows all other requirements as to setback, size and height.

Mr. Mark Dale asked if the pictures are accurate. Mr. Wallace explained that it is a mono pole and will be totally inside the property lines and will not interfere with the parking spaces.

Mrs. Deborah Fulwiler asked Mr. Gail Lux what happened when an individual lot owner is does not meet the distance requirements. Mr. Lux explained that they are required to come to the Board to ask for a variance to the sign ordinance and that is why we are here today. Mr. Wallace explained that the Burger King sign is just over 103 feet away. The proposed sign is approximately 30 feet and 50 feet off the property lines.

Mr. Jack Frost mentioned that the with the size of the sign allowed normally would give to a large amount of sign clutter.

Mr. Mike Bechdol made a motion to grant an exception to the sign ordinance to allow a sign less than 225 feet separation between signs along Highway 67. The motion was seconded by Mrs. Jeanetta Dagley.

Mr. Mike Bechdol withdrew his motion.

Mrs. Deborah Fulwiler made a motion to grant an exception to the sign ordinance to allow a sign less than 225 feet separation between signs along Highway 67 with the maximum height of 30 feet in height with a maximum area of 120 square feet. The motion was seconded by Mr. Mike Bechdol. The motion was approved by all.

**V. Review and consider the property located at Lake Ridge Section 16; Lot 1319; ACS 1.01; more commonly known as 1720 High Valley Ln. a public nuisance and direct the Code Enforcement Department to abate the nuisance.**

Mr. Gail Lux explained that the owners have enclosed a rear patio and has failed to obtain a building permit for the work performed. The enclosure walls are not structural because they were built as infield of the roof structure.

Mrs. Deborah Fulwiler made a motion to declare the property a public nuisance and give the owner January 6, 2020 to obtain a building permit or abate the nuisance and if not completed take further action to have the nuisance abated. The motion was approved by all.

**VI. Review proposed changes to the 2018 International Building Code**

- (69)Section 1101.1 is amended. - Approved
- (70)Section 1209.2.2 is amended. - Approved
- (71)Section [P] 2901.1 is amended. - Approved
- (72)Section 2902.1.4 is added. - Approved
- (73)Section 2902.1.4.1 is added. - Approved
- (74)Section 2902.1.4.2 is added. - Approved
- (75)Section 3002.1 is amended. - Approved
- (76)Section 3005.4 is amended. – Disapproved leave as written in code.
- (77)Section 3005.7 is added. - Approved
- (78)Section 3005.7.1 is added. - Approved
- (79)Section 30057.2.1 is added. - Approved
- (80)Section 3005.7.2.2 is added. - Approved
- (81)Section 3005.7.3 is added. - Approved
- (82)Section 3005.7.4 is added. - Approved
- (83)Section 3005.8 is added. - Approved
- (84)Section 3006.2 is amended. - Approved

**VII. Adjourn**

Mrs. Deborah Fulwiler made a motion to adjourn. Mr. Jack Frost seconded the motion. The motion was approved unanimously.

*Gail Lux*  
Building Official