



## Board of Adjustments Agenda

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281 James D. Nabors Drive

Public Works Briefing Room

Thursday, September 21, 2023 --- Meeting at 11:00 a.m.

Call to Order:

Roll Call:

Approval of Minutes: August 17, 2023 Regular Meeting Minutes

Approval of Agenda: September 21, 2023

Old Business: None

New Business:

1. Hearing of Appeal(s):

**2023-06 Petition for a Special Exception** – Petition for a special exception to install a sign that does not meet the sign regulations in the Alexander City Zoning Ordinance.

Amy Clark / Blue Creek Holdings

Top of River Bridge across from Shop N Fill Gas Station

62 12 01 12 4 001 001. 000

62 12 01 12 1 001 036. 001

Alexander City, AL 35010

Reports from City of Alexander City: None

Comments:

Adjournment:

**CITY OF ALEXANDER CITY BUILDING DEPARTMENT**

P.O. Box 552, Alexander City, AL 35011-0552

Phone: 256-329-6712 Fax: 256-329-6711

**PETITION FOR VARIANCE**

Property owners in the City of Alexander City who desire relief from certain requirements of the zoning ordinance that create a specific hardship for the property owner must file a Petition for Variance. To file a petition, please complete the following form and return it with all necessary supporting documents to City Hall. Incomplete applications will not be processed. For additional information, please call the City of Alexander City Enforcement Officer at (256) 329-6712 during regular business hours.

**Applicant Information:**

Name of Applicant: Amy Clark

Mailing Address: 2044 Cherokee Road, Alexander City, AL 35010

Business Hours Telephone #: 256/749-3333

Fax # (if available): \_\_\_\_\_

Email Address: lakemartinamyclark@gmail.com

**Property Information:**

Owner(s) of Record: Blue Creek Holdings

Street Address of Subject Property: top of Tallapoosa River Bridge hill

Tax Map & Lot Number of Property: 62-12-01-12-4-001-001.000  
62-12-01-12-1-001-036.001

Size of Subject Property: 10 [  ] Acres [  ] Square Feet

Current Zoning Classification of Subject Property: RR

Nature of the Hardship: \_\_\_\_\_

Nature of Relief Requested by Petitioner: \_\_\_\_\_

**Certifications:**

Applicant:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this petition is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer or the Board of Adjustment to determine the need for a variance. Finally, I hereby agree to reimburse the City of Alexander City, Alabama for the cost of all public hearing advertisement costs required for the processing of this application.

9/2/23  
Date

Amy H. Clark  
Applicant's Signature

Property Owner:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this petition is true and accurate. Further, I agree to provide and additional information within my powers that may be required by the Enforcement Officer or the Board of Adjustment to determine the need for a variance.

9/5/23  
Date

Royal Branger  
Property Owner's Signature

**FOR CITY OF ALEXANDER CITY USE ONLY**

**Enforcement Officer's Information:**

Date Filed: 9-5-23

Received by: [Signature]

Amount of Fee Received: \$ \_\_\_\_\_ [ ] Cash [ ] Check # \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

Decision: [ ] Petition Approved [ ] Petition Denied

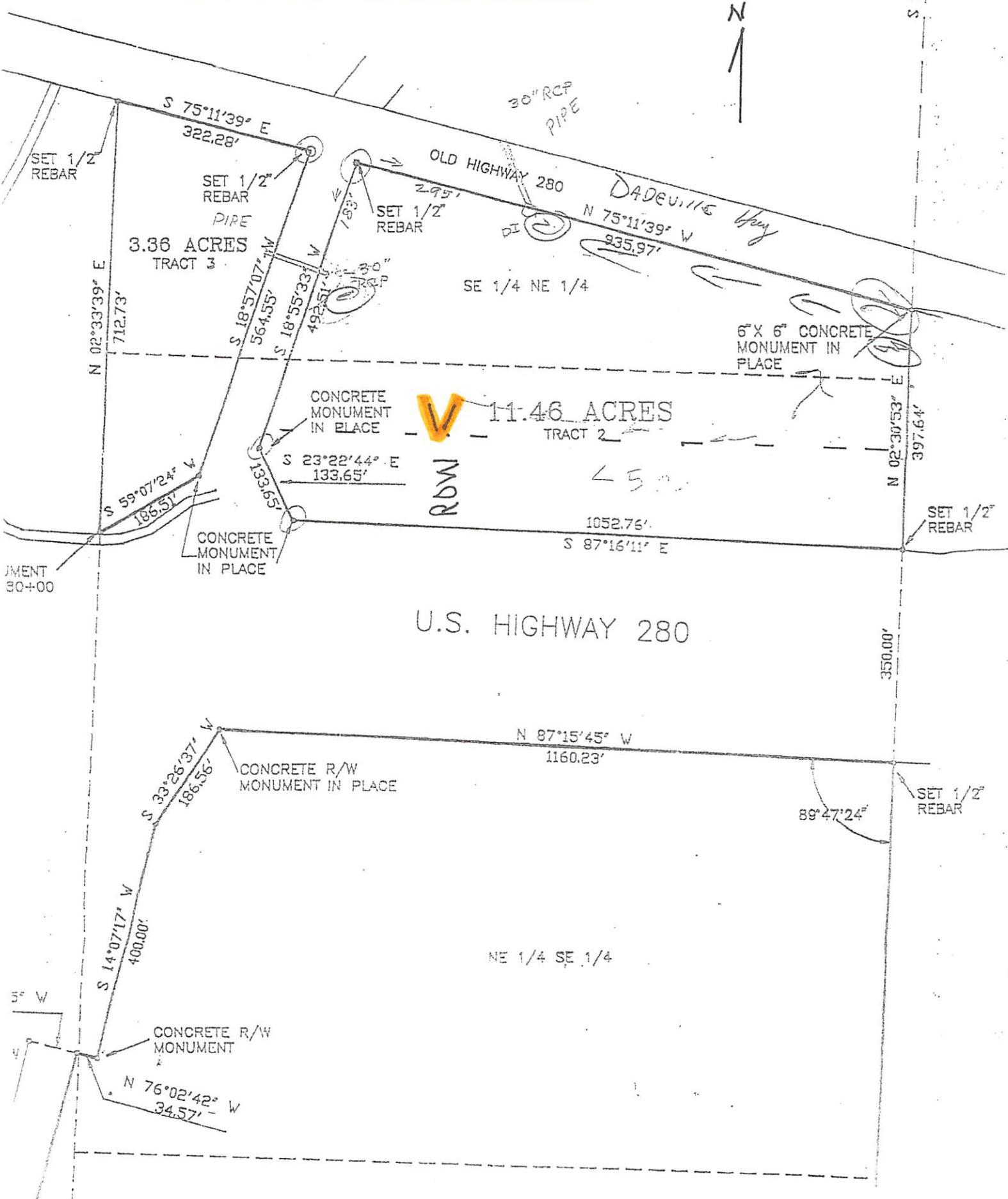
Board of Adjustment Findings and Conclusions: \_\_\_\_\_

Specific Relief Granted: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Location of sign (V highlighted in orange) is estimated.





Selling Lake Martin



[www.SellingLakeMartin.com](http://www.SellingLakeMartin.com)



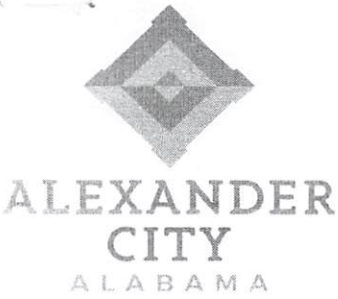
8'

Requesting two (2) 4'X8' (32 Sq Ft each) one-sided signs to be placed in a V-shaped pattern as to maximize the exposure of the signs from Highway 280.

The Hwy 280 Right of Way is 75 feet from Hwy 280 at this property.



Real estate or rental signs. Each property may have up to one (1) non-illuminated real estate or rental sign, containing a maximum of two (2) sign faces in compliance with the following requirements: 1. The maximum sign area shall not exceed six (6) square feet and the maximum height shall not exceed two and one-half (2.5) feet above the grade of the adjacent street for signs in a residential zone. In a non-residential zoning district, the maximum sign area shall not exceed twenty (20) square feet. 2. Real estate sale or rental signs shall not be located within the public right-of-way. 3. Multiple listing strips, sale pending, and sold signs shall be allowed when attached to the real estate sign, as long as the combined sign area does not exceed the maximum allowed in subparagraph "1" above. 4. One (1) on-premise 'open house' or 'open for inspection' sign, not exceeding three (3) square feet in sign area, may be allowed per property. Similar off-premise signs for directional purposes shall be allowed within the public right-of-way at subdivision entrances or on other private properties with the consent of the property owner. These signs must be removed when the premises are no longer open for inspection. 5. All real estate signs shall be removed when ownership or occupancy of the property has changed and the property is no longer listed for sale, lease, or rent.



\*Refer to BOA

P.O. Box 552 • Alexander City • Alabama 35011-0552 • (256) 329-6700

www.alexandercityal.gov

**DENIED**

### Zoning Permit Application

The purpose of the Zoning Permit Application is to establish compliance with the Zoning Ordinance prior to commencement of construction activities. Such activities shall include site preparation and excavation for the construction of new buildings (including accessory or temporary structures), moving any structures onto a property, relocating existing structures on a property, alteration or repair of a structure (excluding painting, interior remodeling, or any alteration or repair activity that will not change the character, size, or position of the structure as it exists on the property).

Applicant must receive an approved Zoning Permit prior to commencement of construction activities. Approval of said permit shall not imply or constitute approval of any other applicable permit requirements including, but not limited to, subdivision plat approval, building permits, septic-system approval from the Tallapoosa County Health Department, and wetland permits from the U.S. Army Corps of Engineers.

Please complete all applicable information below. Incomplete applications will not be processed.

#### Applicant Information:

Name of Applicant: Amy Clark  
Mailing Address: 2044 Cherokee Rd, Alexander City, AL 35010  
Business Hours Telephone #: 256/749-3333 Alt. Phone #: \_\_\_\_\_  
Email address: lakemartinamyclark@gmail.com

#### Property Information:

Name of Owner(s), if different from above: Blue Creek Holdings  
Street Address of Subject Property: top of Tallapoosa River Bridge Hill  
Tax Map & Lot Number of Property: 62-12-01-12-4-001-001.000  
62-12-01-12-1-001-036.001  
Size of Subject Property: 10 [  ] Acres [  ] SqFt  
Current Zoning Classification of Subject Property: RR  
Does the Subject Property Contain any Existing Structures? [  ] Yes [  ] No  
Was the Property (if vacant) or Existing Improvement(s) created or constructed prior to the effective date of the Zoning Ordinance? [  ] Yes [  ] No ?

**Project Information:**

Do you propose to: (Please check all activities that apply to your project.)

- Construct a new building or accessory structure on the property?
- Move a new or used structure onto the property?
- Construct an addition to an existing building or accessory structure on the property?
- Move or relocate an existing building or accessory structure to a new location on the subject property?
- Replace or repair a building or accessory structure that was damaged or destroyed by fire or act of God?
- Erect a sign?
- Erect a telecommunication tower, antenna, or associated facilities?
- Other activity (please explain):

Please attach one reproducible copy of a site plan showing the proposed project activities. The site plan must show the entire boundaries of the subject property and must be drawn to scale in ink, preferably by a licensed and certified or registered surveyor, architect, or engineer. For single family residential projects, the required site plan may be drawn to scale on a survey plat contained in a closing document or a copy of the tax map showing the subject property. In addition, the site plan must contain or show the following information as may be applicable to the subject property or project, except where special site plan instructions are specified within the Zoning Ordinance for special development activity:

- A. A north arrow.
- B. A scale bar.
- C. The length in feet of all property lines
- D. The outline of all existing buildings or structures and any proposed buildings, structures, impervious surfaces, or building additions on the property in their proper locations. (New buildings or additions should be hatched).
- E. The shortest distance in feet from all property lines to the closest point on any existing building or accessory structure or proposed new construction on the property.
- F. The minimum width in feet (between opposing property lines of the property).
- G. The maximum height in feet of any proposed new structure or addition.
- H. The location of any existing or proposed street access or curb cut.
- I. The location of any existing streams, lakes, ponds, or rivers on the property.
- J. The boundaries of any floodway or 100-year Flood Hazard Area on the property as identified on the applicable Flood Insurance Rate Map.
- K. Any boundaries of the Alabama Power Flood Easement on the property.
- L. The outline and location of any existing or proposed septic system and associated leach field on the property.

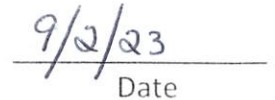


**Certifications:**

Applicant:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance. Finally, I hereby agree to reimburse the City of Alexander City, Alabama for the cost of all public hearing advertisement costs required for the processing of this application.

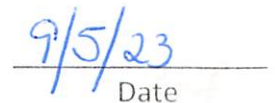
  
Applicant's Signature

  
Date

Property Owner:

I hereby certify and attest that I have reviewed this application, and that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance.

  
Property Owner's Signature

  
Date

*Submit completed application and supporting documents mail to:*

Attn: Zoning Permit Application  
City of Alexander City  
P.O. Box 552  
Alexander City, AL 35011

For questions, call (256) 329-6712

INTERNAL USE ONLY

Date Filed: 9-5-23 Received by: [Signature]

Date Reviewed: 9/7/23 Decision: [ ] Approved [X] Denied

Enforcement Officer's Signature: [Signature]

Review Checklist (To be completed by Enforcement Officer Only):

- Proposed Land Use: [ ] Allowed in Zone [ ] Not Allowed (Rezoning Required)
- Lot Size/Area: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Lot Width: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Street Frontage: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Front Yard: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Side Yard: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Rear Yard: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Impervious Surfaces: [ ] Complies/Grandfathered [ ] Exceeds limits (Variance Needed)
- Dwelling Size: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Building Height: [ ] Complies/Grandfathered [ ] Too high (Variance Required)

Special Requirements/Conditions (required buffers, setbacks, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Permits/Approvals Required:

\_\_\_\_\_  
\_\_\_\_\_

Approval Conditions/Reasons for Denial (if necessary):

\* Does NOT meet Sign Regulations - Refer to BDA - special exemption. exception