

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING  
JANUARY 21, 2014

Present: Rusty Harden, Carrie Nuckolls, Alternate Lynn Turner, Jeff Carpenter

Absent: ZBA Chairman Matthew Johnson, Joel Sheffield, Newly appointed Alternate Phil Johnson

Staff: Shane Shepard, Dir. of Com. Dev., Jennifer Graham, Adm. Assist.

Others: Barbara Grubbs, Sharon Newkirk, Cecil R. Flanagan, Della Cleveland, CJ Duffey, Vincent Franklin

**CALL MEETING TO ORDER:**

Vice-Chairman Rusty Hardin called the Zoning Board of Adjustments and Appeals Meeting to order at 6:30 P.M.

**DISCUSSION/ACTION ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF DECEMBER 17, 2013:**

A motion was made by Carrie Nuckolls and seconded by Jeff Carpenter to approve the Zoning Board of Adjustments and Appeals Meeting Minutes of December 17, 2013 as written. Motion carried, all voting aye.

**DISCUSSION/ACTION ZBA CASE NO. V140101: A REQUEST BY OWNER/DELLA CLEVELAND FOR A VARIANCE TO THE FRONT YARD SETBACK FOR PROPERTY LOCATED AT 904 FREEMAN STREET, BEING FURTHER DESCRIBED AS LOT 2, BLK 48-3 FOR A CARPORT.**

A motion was made by Lynn Turner and seconded by Jeff Carpenter to approve the request by Owner/Della Cleveland for a variance to the front yard setback for property located at 904 Freeman Street, being further described as Lot 2, Blk 48-3 for a carport. The Owner let the Board know that the request is for a permanent garage and not a carport as reported. Motion carried, all voting aye.

**DISCUSSION/ACTION ZBA CASE NO. 140102: A REQUEST BY OWNER/BARBARA GRUBBS FOR A SPECIAL USE PERMIT AT 1250 JEFFERSON ST., BEING FURTHER DESCRIBED AS S. PART OF LOT 2, BLK 303 TO ALLOW THE CONTINUATION OF A TRAVEL TRAILER ON THE PROPERTY FOR SECURITY PURPOSES.**

Barbara Grubbs asked that the Board give her a one year extension on her Special Use Permit approved in January, 2013. Barbara Grubbs and Sharon Newkirk spoke to the board explaining that the presence of security at the location has made a difference and that the units had not been broken into since. They explained to the Board that due to financial constraints that she had not been able to put in the utilities until September or October and would not be able to put some type of permanent structure on the property until she received her retirement in August. Her security person who is living on the property, Cecil Flanagan, was told to see the CBO about the

requirements for permanent structures. A motion was made by Carrie Nuckolls to give her another year and that she come with plans and financing secured to put a permanent structure in place and then we as a Board can decide to give a variance for someone to live there full-time and there are other places in town where people are living there full-time and they have to be the same type of zoning, so that would be my motion, that we give you another year but that you fully understand at that point you are going to have to have some plans, and some things very concrete. Rusty Hardin asked if it meant the Board would have to see some action before the end on the year. Jeff Carpenter stated that she should be able to come back with a permit in hand at the end of that twelve months you should already have your permit in hand and at least ready have everything ready to go and show the Board you have gone forward with it, you've got a permit from the City and you are ready to go. Carrie Nuckolls stated very clearly I think you need to have a permit; you need to have the banks approval for funding. Shane Shepard let the Board know she would not be able to get a permit without a variance. Barbara Grubbs stated that at least she would have the opportunity. Rusty Hardin said the motion he hears is that we are going to have a continuation of the travel trailer where it is on the property with the understanding that she is going to make all the arrangement, all the plans for building a permanent structure within a year. Rusty Hardin states that Mrs. Nuckolls has made a recommendation that we have a continuation of the travel trailer on the stipulation that she (Barbara Grubbs) is going to make arrangement to build a permanent structure and that she shows us that she's making the effort to build a permanent structure. Ms. Grubbs asked that she had a year to come back and hand the Board all of these documents. Jeff Carpenter states that she has to have it done within a year. Both Carrie Nuckolls and Jeff Carpenter let her know it is a year from today, being January 21, 2014 or before. Carrie Nuckolls let Ms. Grubbs know that if she shows up next year asking for another extension that the Board would likely not grant it. Shane asked for clarification from the Board that she did not have to have the actual structure up one year, but they wanted the paperwork in hand. Lynn Turner seconded the motion. Motion carried, all voting aye.

**DISCUSSION/ACTION ZBA CASE NO. 140103: A REQUEST BY OWNER/TIM KELTY FOR PROPERTY LOCATED AT 1513 S. BROADWAY, BEING FURTHER DESCRIBED AS LOT 8, BLK 209 FOR A SPECIAL USE PERMIT TO ALLOW A PSYCHIC, PALM AND TAROT CARD READING BUSINESS.**

This item was withdrawn by applicant on January 13, 2014. No action is required.

**ANY OTHER BUSINESS:** The Board was informed that there were no cases at that time for next month.

**ADJOURN:**

Meeting was adjourned at 7:22 P.M.