

ZONING BOARD OF APPEALS

September 30, 2026

Present:

Johnson, O'Dea, Vettese, Mason, Bryan

Absent:

None.

Additionally Present:

Samantha Merchant (Recording Secretary), Cameron Thomson, Buddy Dalton

Call to Order

Chairperson Johnson called the meeting to order and led the Pledge of Allegiance.

Roll call was taken.

Approval of Previous Minutes

Mason requested a correction to the motion language to include the words "sheet metal training facility" at the end of the motion.

Motioned by Johnson, supported by Vettese to approve the September 16, 2026, meeting minutes as amended to include "sheet metal training facility" in the approved motion.

Roll Call: Motion carried unanimously.

Additions or Changes

None.

Communications/Public Comment

None.

New Business

Parcels 18-14-400-058 and 18-14-400-059

Variance request on drive aisles and setbacks

Cameron Thomson presented a proposal to combine two parcels totaling approximately three acres for the development of a mini-storage facility. Due to the unusual shape of the combined parcels and a narrow portion near the center of the site, the applicant requested variances related to required setbacks and drive aisle widths. The applicant explained that the proposed site design was intended to maximize development potential while accommodating future stormwater management improvements, including a detention pond. The Board discussed the proposed drive aisle widths, fire department access, building placement, and opportunities to revise the layout to improve circulation and emergency vehicle maneuverability.

Much of the discussion focused on the narrow section of the site where the drive aisle would be reduced. Board members suggested combining buildings 4 and 5 into a single structure and relocating the building

footprint to create additional space and improve access through the section of narrowed area. The applicant indicated he was willing to work with the Board's recommendations.

Public Comment

Buddy Dalton, owner of the adjacent property to the south, addressed the Board. Mr. Dalton stated he was not opposed to the proposed development and welcomed investment in the community. He expressed concerns regarding adequate screening between the storage facility and neighboring properties. Detention pond design and drainage impacts. Security lighting and surveillance cameras. Property maintenance and litter control. Preserving privacy between adjacent commercial properties.

The applicant responded that site drainage would be engineered to direct runoff into the detention system and indicated a willingness to explore additional screening options along the southern property boundary.

Motioned by Mason, supported by Vettese, to approve with buildings 4 and 5 combined and moved to the east and subject to corrected survey and retention pond approval.

Roll Call: Motion carried unanimously.

Old Business

None.

Adjournment

Chairperson Johnson adjourned the meeting.

Recorded by:

Samantha Merchant, Building Administrator / Recording Secretary

Mary V. Johnson, Chairperson

Anthony Vettese, Secretary