

**WALTON BOARD OF ADJUSTMENT
WALTON SENIOR CENTER
BUSINESS MEETING
August 8, 2011
6:00 P.M.**

Mr. Turner, Chairman, called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT:

Mr. Steve Turner, Chairman
Mr. Jim Bridges
Mr. Kevin Flynn

BOARD MEMBERS NOT PRESENT:

Mr. Bill Conatser
Mr. Thomas Luebbe

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

APPROVAL OF MINUTES:

Mr. Turner stated that the Board members received copies of the minutes of the Walton Board of Adjustment meeting of July 28, 2011. He asked if there were any comments or corrections. There being no changes to the minutes, Mr. Bridges moved that they be approved as mailed and Mr. Flynn seconded the motion. Mr. Turner asked for a vote and it carried unanimously.

AGENDA ITEMS:

- 1. Request of Peter Joseph to modify the 5/10/11 Conditional Use Permit conditions for a Bob Sumerel Tire Service Center. The approximate 1.97 acre tract is located at Lot 12, Walton Towne Center Subdivision, Walton, Kentucky. The property has frontage on Chestnut Drive and Towne Center Drive and is immediately to the east of Walton Pharmacy. The modifications would allow changes to the building footprint, parking lot layout, and building elevations. The property is currently zoned Commercial Two (C-2).**

Mr. Turner indicated the item was tabled at the July 28, 2011 meeting. He asked if the applicant had any additional information he would like to present to the Board?

Mr. Peter Joseph, with Ridland Retail, introduced Barry Coates, an architect with Hub and Weber. The concern at the last meeting was the sight lines of the roof and mechanical equipment from Mary Grubbs Highway and Towne Center Drive. Mr. Coates has updated the preliminary site plan and elevation drawings and has prepared cross sections showing the visibility of the roof, parapet wall, and mechanical equipment from Mary Grubbs

Highway and Towne Center Drive (see Exhibits 1, 2, and 3).

Mr. Joseph stated that the rooftop unit will be located over the office area. Mr. Coates added that the 4 foot tall unit will be located on the lowest portion of the roof and that there will be a 5 foot tall parapet wall to screen it.

Mr. Bridges asked if there would only be one mechanical unit on the roof? Mr. Coates indicated that was correct but added that there would be an additional unit on the ground.

Mr. Joseph said that Cross Section A shows that the roof will be visible at the Towne Center Drive/Mary Grubbs Highway intersection but the air conditioning unit will be blocked by the parapet wall. Cross Section B shows the sight line a little further down Towne Center Drive. The drawing shows that the roof and air conditioning unit will be blocked by parapet walls. Cross Section C shows a view near the Mary Grubbs Highway/Towne Center Drive intersection. The parapet wall will block the roof and the air conditioning unit from view. Cross Section D shows a view from Mary Grubbs Highway directly in front of the building. The drawing shows the roof and air conditioning unit will be blocked by the parapet wall. Mr. Coates added the roof is only visible from one vantage point and it will be a black color. The air conditioning unit will be screened by the 5 foot tall parapet wall.

Mr. Joseph submitted 12 photographs of the site from different vantage points (see Exhibit 4) He explained that the first photograph was taken in front of Walton Pharmacy. The second picture shows the site from the shoulder of Mary Grubbs Highway.

Mr. Flynn asked what the roof material would be? Mr. Coates indicated that it would be a single ply black rubber roof. Mr. Bridges asked what color the air conditioning unit will be? Mr. Coates responded that it will be white or grey and would have a dull finish

Mr. Bridges asked if the approval could be based on the submitted drawings? Mr. Morgan responded that the Board could make that a condition.

Mr. Flynn asked how the sight lines were determined? Mr. Coates responded that the civil drawings show the grades and they were used to prepare the cross sections.

Mr. Turner asked why the design of this building has a flat roof and the AAA/Bob Sumerel building being proposed in Hebron has a hipped roof? Mr. Joseph responded that they thought a hipped roof was required in Hebron. They will be asking the Planning Commission if they can change the roof design of the Hebron facility.

Mr. Bridges asked if the cross sections and plans reflect the final grades? Mr. Joseph and Coates responded that was correct.

Mr. Turner asked if anybody had any further comments? There was no response.

Mr. Turner asked for a motion. Mr. Flynn made a motion to approve the request with the following conditions:

1. The approval is based on the submitted plans, elevation drawings, and cross sections.
2. The future garage bay shall match the other garage bays.
3. Auto body and paint work shall not be performed on site.
4. No car repairs shall be performed outside the building.
5. No vehicle shall be stored in the parking lot for more than fourteen days.
6. No vehicles shall be stored outside on blocks or in any disassembled state.
7. Outside display or storage of car parts or accessories is prohibited.
8. Tow trucks shall not be kept in the parking lot.
9. Additional building expansion or parking additions shall be subject to a new Conditional Use Permit hearing.

Mr. Bridges seconded the motion. Mr. Turner called for the vote and it carried unanimously.

ADJOURNMENT

Mr. Turner asked for a motion to adjourn. Mr. Flynn so moved and Mr. Bridges seconded the motion. The motion carried by unanimous consent and the meeting adjourned at 6:16 P.M.

APPROVED

Steve Turner
Chairman

Attest:

Todd K. Morgan, AICP
Senior Planner, Zoning Services

Exhibits

#1 - Revised Preliminary Site Plan

#2 - Revised Elevation Drawings

#3 - Cross Sections (Views of Building from Mary Grubbs Hwy. and Towne Center Dr.)

#4 - Photos of Site