

OAK RIDGE BOARD OF ZONING APPEALS
MINUTES

Meeting date: July 12, 2016

Call to order: A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on July 12, 2016. The meeting convened at 6:00 p.m. with Ms. Mason presiding.

Members in attendance: Keith Craft, David Gengozian, Susan Donnelly, Syd Ball and staff representative Sherith Colverson.

Members not in attendance: Judy Mason

Visitors/Others: See attached Visitor Attendance Record

Approval of minutes: Mr. Ball made a motion to approve the minutes of the meeting held July 12, 2016. Mr. Craft seconded the motion. Motion was unanimously approved.

The following case was reviewed: **Case No. 16-08** – Christopher D. Keever, Crafter's Brew Market & Social, 856 Oak Ridge Turnpike, in a B-2 zoning district, requested conditional approval to locate a specialty craft beer garden and market on this property.

Staff provided an overview of the case. Mr. Keever spoke to the board and stated that there would be no brewing of beer to take place on the property so there was no need to discuss any light manufacturing for the property. Mr. Gengozian asked if the property was going to have enough parking for the establishment and staff stated that this development would still need to undergo a site review process and parking would be evaluated at that time. Mr. Keever stated that he is looking forward to the Market opening and instead of serving any cooked food from the building, he would only be providing snacks and pre-made food options. Mr. Keever hopes that food trucks will be available nearby on the weekends and people will also have the option of eating at nearby restaurants along Central Avenue and in Jackson Square. Both Ms. Donnelly and Mr. Ball expressed their excitement for this new land use, and Mr. Craft was also excited but shared Mr. Gengozian's concerns about potentially not having enough parking for the proposed use.

Mr. Gengozian moved to approve the use of this property as a tavern subject to staff's approval of the site review process. Mr. Ball seconded the motion, and the motion was unanimously approved.

New Business: Ms. Colverson provided members information about the upcoming TAPA/TSITE Conference and their ability to gain training hours at the Conference. It will take place September 21-23 in Knoxville at the Crowne Plaza Hotel. Ms. Colverson suggested that if the members were interested in attending that Friday, September 23rd would be the best day as there are sessions on that day designed for Planning Commission and BZA members.

Old Business: Ms. Colverson stated that BZA member's attendance at City Council regular meetings would count toward training hours, so long as she is provided with an email of the member's attendance and a quick summary of the information the BZA member gleaned from the meeting.

Adjournment: Mr. Craft moved to adjourn the meeting and was seconded by Mr. Ball. All were in favor. The meeting was adjourned at 6:25 p.m.



BZA Secretary

9/13/16
Date of Approval