

Minutes
City of Huntington Board of Zoning Appeals
June 18, 2024

A meeting of the City of Huntington Board of Zoning Appeals was held on June 18, 2024 at 5:30 p.m. in the City Hall Council Chambers. *Ms. Proctor* called the meeting to order and Mr. Williams confirmed a quorum was present.

Members Present: Jacqueline Proctor, Dan Earl & Sara Loftus

Members Absent: Gina Browning & Steven Yates

Staff Present: Cade Williams, Planner II
Ericka Hernandez, Assistant City Attorney
Stephanie Petruso, Senior Planner

Mr. Earl motioned to approve May 2024 Minutes. *Ms. Loftus* seconded motion.

BZA Roll Call: *Ms. Loftus*, Yes; *Mr. Earl*, Yes; *Ms. Proctor*, Yes.

May 2024 Minutes were approved with a vote 3 Yes to 0 No.

Mr. Earl motioned to approve May 2024 Orders. *Ms. Loftus* seconded motion.

BZA Roll Call: *Mr. Earl*, Yes; *Ms. Loftus*, Yes; *Ms. Proctor*, Yes.

May 2024 Orders were approved with a vote 3 Yes to 0 No.

BZA 24-18

Petitioner: Vintage Ventures dba The Lighthouse Tavern, 119 Bridge St., Huntington, WV

Property Owner: Ronnie Myers, P.O. Box 2885, Huntington, WV

Property Location: 119 Bridge St.

Issue: A petition to appeal the planner's decision to reject a limited video lottery application in the C-1 Neighborhood Commercial District.

Mr. Williams read the Staff Report.

Richard McGuffin, 119 Bridge St., explained he only has 1 petition. He explained previously this location had limited video lottery machines. He only wants 4 machines; this was the amount of machines in operation under previous business ownership. He stated the VFW does not have active machines and he mentioned he received his information from the (West Virginia) Lottery Commission. He stated the petitioned location is within 125 feet of a residential zoning district.

Jay Michaels, 701 13th Ave., spoke in support of this petition. He stated it is important that someone is willing to take a risk in this neighborhood. He explained this tavern would look good with future surrounding development. Lastly, he stated he wanted to give support as the petitioner is running a good business.

Samuel McGuffin, 625 Division St. W, spoke in support of this petition. He explained his dad and step-uncle built this business and that he visits the business often along with his business partner. He noted many police officers utilize this business as a safe-haven to relax during their time off. He hopes to see

this area as up-and-coming. He believes his father and the community could benefit from the additional revenue generated from this venture. Lastly, he explained ways the business has been of benefit to the neighborhood.

Ms. Hernandez stated limited video lotteries are not permitted by right nor conditional use in the C-1 District. Previously, there was a limited video lottery (LVL) in operation by right as a non-conforming use at the petitioned location. She stated a conditional use is needed for an LVL unless there is a non-conforming use.

Ms. Proctor asked for a simple definition of a conditional use. Ms. Hernandez explained a conditional use is a use that City Council has determined may be compatible with a certain area but requires a public hearing due to its location, surrounding uses, and the nature of the use as the use may cause disruption. The hearing is designed to prevent disruption.

Mr. Earl questioned what this means in the context to what the Board is doing tonight. Ms. Hernandez explained the petitioner was denied the opportunity to apply for a conditional use as the previous non-conforming use has expired and the savings clause had run out. Additionally, LVLs are not permitted as a conditional use in the C-1 District.

Ms. Hernandez explained the next steps after appealing the Planner's decision would be complicated. She reiterated to the Board that LVLs are not permitted in this zoning district; this use is only permitted as a non-conforming use. The only potential way to allow a LVL in the past would have been to allow a variance to the 6 month savings clause for this use.

Trish Lilly, 117 Bridge St., spoke in support of this petition. She explained she takes care of an elderly parent with medical issues. She stated they live at this address due to its proximity to St. Mary's. She stated she does not object to the machines in the building before but opposes additional machines due to limited parking and noise.

Mr. Earl questioned how many machines were at the petitioned property before. Ms. Lilly thought there were 5 machines at most but wasn't sure.

Mr. Earl questioned the distance of the VFW and their active machines. Mr. Williams confirmed with the West Virginia Lottery Commission that were active LVL machines at the VFW during the process of crafting the Staff Report.

Ms. Loftus stated if the purposed use is not permitted, the Board cannot go forward with an appeal. She stated a criteria that must be met is conformance to land use which the proposed use is not in conformity.

Mr. Earl asked if the distance the petitioner mentioned from the property to a church was recognized by Staff. Mr. Williams explained when examining the Zoning Ordinance and the data the Planning & Zoning Department had available, it was confirmed 1st Baptist Church of Guyandotte was within 500 feet of the petitioned property.

Mr. Earl questioned if Staff's position changed after hearing the petitioner's viewpoint. Mr. Williams explained Staff's view had not changed as the use is not permitted by right in the C-1 District and if this was a conditional use there would be 3 petitions for a variance needed to be acquired.

Mr. Earl asked if surrounding landowners were given notice of this petition. Mr. Williams explained regardless of type of petition, everyone within a 400 feet radius of the petitioned property must be notified by physical mail.

Ms. Loftus questioned if this business has been operating as a bar. Mr. McGuffin confirmed this is true and the bar has been operating since February.

Ms. Loftus asked if the bar would continue without the LVL. Mr. McGuffin stated the bar would operate regardless of having LVL activity.

Ms. Loftus questioned how the LVL compares to the bar within the model of this business. Mr. McGuffin explained the LVL provides an opportunity for entertainment. Additionally, he stated there are a lot of people who walk in Guyandotte. He does not think his petition is different than other LVLs that have been approved in a C-1 District recently. Overall, the LVL would provide an opportunity for entertainment for visitors and patrons.

Ms. Loftus asked how many machines would be at this location. Mr. McGuffin stated he would only like to have 4 machines.

Mr. Earl questioned how many machines were at the VFW. Mr. McGuffin stated there are no machines there. Mr. Williams stated the West Virginia Lottery Commission did not provide a number of machines; they only confirmed active machines at the VFW.

Mr. Williams explained how the petition to appeal the Planner's decision arrived in front of the Board. He also explained the petitioner would have to come back to the Board for the variances if the appeal is granted.

Mr. Earl motioned to approve BZA 24-18. *Ms. Loftus* seconded motion.

BZA Roll Call: *Mr. Earl*, Yes; *Ms. Loftus*, Yes; *Ms. Proctor*, No.

BZA 24-18 was approved with a vote 2 Yes to 1 No.

BZA 24-20

Petitioner/Property Owner: Huntington City Mission, 624 10th St., Huntington, WV

Property Location: 621 & 625 11th St.

Issue 1: A petition for a conditional use to permit a shelter/mission in the C-3 Central Business District.

BZA 24-21

Issue 2: A petition for a variance from the requirement that the main entrance be located facing the street in the C-3 Central Business District.

BZA 24-22

Issue 3: A petition for a variance to permit a one-story building in the C-3 Central Business District.

Mr. Williams read the Staff Report.

Mitchell Webb, 624 10th St., represented these petitions. Mr. Webb explained the Mission started as a soup kitchen. Eventually, the Mission became a shelter for the unsheltered homeless population within the city; pews were removed inside of the chapel to house this population. In 2022, the City asked the Mission if funding could be appropriated for them, if the shelter could be open all year round instead of only during the winter months (currently the Mission is open all year round). Now, the Mission is asking to convert the chapel back to its original state. He explained the chapel was not designed as a shelter.

There is only 1 toilet, no showers, and no laundry facilities. The plan is to build a low-barrier shelter that includes 33 bunk beds, proper restrooms, and shower facilities. He stated it has been observed that folks come inside when it gets cold. Plans include a fenced-in courtyard for occupants to be able to enjoy the outdoors safely. Office space is being added in the building which would offer an observation area. Clients who are in need of medical attention will be able to see medical professionals for treatment. Offices will include spaces for other organizations that service the Mission's clients. The main entrance being located off of 11th Street was recommended by the Mayor's Taskforce on Homelessness and neighbors. The one-story building is being asked to avoid elevators. Overall, the Mission wants to give a space for the homeless population to stay. The shelter would benefit the community and encourage clients to participate in society. Additionally, Mr. Webb stated from a religious standpoint, as Jesus would, people in need should be helped. He also told a story about an elderly woman who took an Uber to the Mission to seek medical attention and stated the elderly is a growing demographic that make up the homeless population. Lastly, he explained the homeless population are human beings created in the image of God; this is the motivator for being the new shelter.

Johnathan Slone, 829 Washington Ave., spoke in support of these petitions. He stated in 2022 he was one of the individuals who was a part of the homeless population and was out in the cold. He said before he came to the shelter he was going down in a negative path. He grew as a person and transitioned to be a part of society with the grace of God. He stated there are various reasons why someone is homeless and they can be from anywhere. The Mission provides many services that help this population and they helped him too.

Jay Michaels, 701 13th Ave., spoke in support of these petitions. He stated he spoke with Mr. Webb and was pleased with the plans. He explained homelessness is a growing problem and the Mission is doing something that helps to address this issue.

Dave Duffield, 215 Greystone Dr., spoke in support of these petitions. He said he has been at the Mission for 35 years. He has covered all of the legal fees associated with proceedings involving the Mission. His firm (Duffield, Lovejoy & Boggs) helps the Mission because it is the right thing. He cited various programs that the Mission has started with the help of the firm Mr. Duffield created. He ended his view on this petition with a quote from Martin Luther King Jr and a plea for the Board's approval.

Kathleen Maynard, 1012 7th Ave., spoke in support of these petitions. She represented a neighboring organization to the Mission, Project Hope for Women & Children. She explained it is important for populations impacted by a substance use disorder and mental health issues to have access to care. Additionally, she stated it is our job to meet individuals where they are to offer change and opportunities. Her organization is asking the City and community to allow the opportunity for their unhoused neighbors to seek safety, support and basic needs.

Holly Mount, 126 Woodland Dr., spoke in support of these petitions. Ms. Mount spoke to the Board as a nurse for more than 20 years and a public servant. She has dedicated much of her life to public health, safety and wellbeing. She explained the utilization of the Housing First model encourages shelter for people. Data has proven housing encourages people to be more active participants in society. She emphasized the importance of the location of the shelter and the needs the Mission addresses.

Kelly Whitley, 540 10th St., spoke in support of these petitions. She represented herself and the organization she works for, Valley Health. They have seen proximity is key. Being near and having a space for the homeless population makes it easier to address the needs of this demographic. She stated when all partners are together in one space people are able to heal.

Cyndi Kirkhart, 1327 7th Ave., spoke in support of these petitions. She represented Facing Hunger

Foodbank. Folks who were not able to find shelter in the chapel have stayed on the grounds of the Foodbank. She stated there is a solution, a low-barrier shelter. She explained moving the homeless population and non-profits to other areas does not solve the problem.

Ally Layman, 2957 4th Ave., spoke in support of these petitions. She expressed her appreciation of being able to tour the chapel. She stated better facilities are needed. She asked for the Board's approval and stated City Council unanimously approved funding for the shelter.

Kevin Yingling, 1249 Hal Greer Blvd., spoke in support of these petitions. He represented the Marshall Health Network. He has served as a physician and pharmacist in the City for 40 years. He expressed the hot and cold temperatures our City experiences are a threat to human life. A shelter is needed to house the homeless population. The chapel is over capacity. He noted substance use abuse and infringements on mental health as concepts this demographic suffers from. It is clear this population has needs that are not being addressed. When this population is in a place with providers near, these needs can be addressed.

Larrecsa Barker, 109 Westwood Ln., spoke in support of these petitions. She stated the City Mission is an integral part of the community. She stated communities consist of social bonds, shared values and norms, a collective identity and mutual support. She stated the City Mission has been a hub to address health issues and instill trust.

Angela Maxwell from Ed Tucker Architects (1401 6th Ave.) provided more information about the plans for the project. She stated the conditional use is needed to address an ongoing need in a new place, the variance to eliminate the front door was done upon request, and the variance for building a one-story building due to the use of the space. She explained the shelter has been laid out for efficient circulation.

Ms. Loftus asked if the variance for the one-story building is for design and safety purpose. *Ms. Maxwell* confirmed this was true and explained the roof line has been modified to give the appearance the building is 2 stories.

Ms. Proctor questioned if there was architectural and infrastructural factors that could be considered in case a second floor needed to be added. *Ms. Maxwell* stated the construction of the roof would make this difficult.

Ms. Loftus wondered after the shelter is built if it will be at capacity as a one-story building. *Mr. Webb* explained there would be enough room to house the clients they tend to.

Ms. Proctor asked if the plans allow there to be space for expansion. *Ms. Maxwell* stated there should be space on the campus to address needs through existing structures.

Sam St. Clair, 1029 7th Ave., spoke in objection of these petitions. He stated in the past he mapped all of the non-profits in this part of town and tried to look into the Mission's financials. He stated a third of the businesses in the Downtown area do not pay property taxes and he had to line his buildings with barrel arms to prevent needles on his property. He explained he lives down the street and sees the homeless population every day. He is concerned if the shelter grows then more issues will transpire. He stated he is not against what the City Mission does but is against an expansion. He claims most of the crime is from the homeless population and folks who come into town for drug rehabilitation. He stated it is always a good thing to help your fellow man but when society is harmed it creates issues. Also, he analyzed the requirements the Board needs to evaluate with the viewpoint he has on these petitions.

Ms. Proctor asked *Mr. Webb* to come back up to podium to provide commentary. *Mr. Webb* agreed with *Mr. St. Clair's* statement on the needles and public defecation seen in the area which is another reason for

this shelter. Mr. Webb stated the Mission is not increasing beds but adding a sanitary place for their clients to utilize. Lastly, he explained not everyone on the street is homeless nor suffer from substance abuse.

Mr. Duffield explained service cannot keep being provided in the chapel. He explained limiting access for people into the Mission will cause negative effects.

Mayor Steve Williams, 800 5th Ave., spoke in support of this petition. The Mayor explained it is true there are unhoused souls in the city, addressing this issue has been in the works for at least 12 years, and a new shelter has been in the works for at least 5 years. He spoke about the extreme temperatures the City endured last winter and noted folks wanted action then and now those folks are not in agreement with this solution (the new shelter). He explained the new low-barrier shelter is a solution to solve this issue and stated the operations in the chapel were never intended to be permanent. He urged for a campus atmosphere; some groups supported the unsheltered but kept on crossing off potential locations while one group pitched a centralized concept for services. He cited the community partnerships to provide Continuum of Care services associated with the shelter's development: Marshall Health Network, Valley Health, Cabell Huntington Health Department, and Ohio Valley Physicians. In collaboration with these partners and the design talent of Ed Tucker Architects, the new shelter's campus is well-designed and constructed with community concerns in mind. He stated this shelter does not increase anything but offers a place with adequate sanitation facilities and Continuum of Care services for anyone wandering around to stay. He explained recently he drove up 11th Street and went past 6th Avenue and 7th Avenue. He noticed numerous people sitting down, shoulder to shoulder, up against a wall. He explained if the construction of the shelter is not authorized then the problem will get worse. He stated the shelter is a part of the solution because of the Huntington City Mission's collaboration with the partners listed above and Hospice of Huntington and Facing Hunger Food Bank and confirmed the City has contributed funds to the project but this development is not led by the City. He explained decisions need to be made now for the new shelter to be constructed by the end of the year. He stated as Mayor of the City of Huntington, the Administration supports this project and is prepared to do anything that is permitted by law to ensure this project proceeds.

Mr. Earl asked if other people are coming from other communities for solely social services. The Mayor explained sober living homes have recruited people for this purpose. There is also data indicating other cities in West Virginia are sending folks to the City for this reason. He explained the City is experiencing a phenomena other municipalities endure. Collaborative partnerships (referenced above) have allowed the City to be in a different and further stage of addressing homeless services than other municipalities he has been exposed to through the National League of Cities. He explained his administration has been active on the issue of homelessness services through his appointed Homeless Taskforce within his office and the HUD (Housing & Urban Development Authority) Point-In-Time data has shown the homeless population is increasing. The Mayor also explained the City's housing shortage and past initiatives the City has implemented to assist with the rehousing of this population.

Mr. Earl questioned if Huntington has become a destination for people in recovery or are homeless. In his opinion, upgrading the infrastructure to do so will make the problem worse. The Mayor stated a sober living facility does not open without his signature, for him to sign stringent criteria must be met; this makes sober living homes harder to open up. Also, he explained if there is an organization actually trying to help individuals then he has no problem with that. He acknowledged Substance Use Disorder and addiction is a disease and a health condition, not a moral failing, that can be aided with appropriate medical care, which his Administration welcomes and his policies support. He does not welcome places with flop houses who throw mattresses down and take advantage of vulnerable populations and if he could he would run those operations out-of-town.

Mr. Earl expressed concern of the expansion of the City Mission being in accordance with expanding the Downtown area in agreeance with the Comprehensive Plan. The Mayor explained the City Mission has been a part of the Downtown area and the new shelter ensures the current problem does not expand into other Business districts. He explains the alignment of petitions with the Comprehensive Plan through strategically managing the existing infrastructure of the Huntington City Mission and surrounding services.

Mr. Earl expressed the concern by building this shelter, the infringement it would have on the enjoyment of surrounding properties. The Mayor stated if nothing is done then that part of the Comprehensive Plan to support Business districts is being destroyed.

Ms. Loftus asked if the property being developed already had a conditional use as a homeless shelter. The Mayor suggested Staff would be the best to answer that question and reaffirmed that the proposed project will keep the main issue at bay.

Ms. Loftus questioned if some of the conversations that have occurred with stakeholders if they included how the Mission will address some of the negative neighbor influences. The Mayor listed several organizations that are located in this area are already engaged in collaboration through Continuum of Care and other meetings. His expectation is homelessness must be addressed and he hopes this project does that.

Mr. Earl asked if there is a comprehensive plan amongst the non-profits to address sober living and homelessness. The Mayor explained the City's Resiliency Plan clearly addresses issues relating to sober living and homelessness. The Mayor also stated he had several meetings with Harmony House and confirmed there is a plan. The City is collaborating with these partners on the Resiliency Plan and, while some elements have already been implemented, this collaboration is on-going.

Ms. Loftus explained she found herself in the same place as Mr. Earl. She stated all the neighbors are a part of the conversation. She recognized there will always be opposition. The Mayor stated there is opposition but there's overwhelming support from partners who are offering plans and resources. He restated the urgency related to the petitions.

Ms. Proctor stated the Board is seeing the other businesses are not at the meeting even though they have a right to be at the meeting. The Mayor explained if we don't allow the shelter to be built, what he saw along 11th Street will expand. He stated doing nothing is not acceptable.

Mr. St. Clair stated in the area there are utility companies and abandoned buildings. He doesn't think utility companies will come in-person to speak against. He claims as a City we created a database of drug addiction to create monetization of the afflicted.

Ms. Proctor stated she heard Mr. St. Clair's anger but if there is not some way of finding a path to protect his business while people are being taken off the streets then he will never be happy.

Mr. Webb mentioned there was a neighbor attending the meeting. He also stated he is unsure how sober living homes are associated with the City Mission.

Melanie Hall, 1101 6th Ave., spoke in support of these petitions. She represented Hospice of Huntington. She explained the Board of Trustees of her organization recognizes the need for this shelter and fully support these petitions. Their Board recognized the importance of serving the people they saw (in the area). The Hospice Board requested the front door be moved as even though her organization is a non-profit, they are a business. They have the same needs as surrounding businesses. Additionally, she stated

this project is a part of the solution and a way to balance the needs of everyone in the community.

Ms. Loftus stated she was relieved when it was discovered the conditional use can be looked at comprehensively.

Mr. Earl stated this issue is complicated but for today and the immediate future the shelter is a good idea.

Ms. Proctor disclosed a personal story she had experienced with the homeless population. She expressed concern with mental health and wishes persons on the street experiencing these issues get the help they need. She likes the entrance for the shelter is not on the front façade and the collaborative environment for the homeless population to get the attention they need.

Ms. Loftus asked why a conditional use is needed. *Mr. Williams* (Planner II) explained the low-barrier shelter in the Chapel was permitted during times of extreme temperatures in accordance with HUD regulations for emergency shelter utilization. Currently, a shelter is a conditional use. New developments have to be examined under the current zoning. Presently, the chapel is being used as a shelter.

Mr. Earl motioned to approve BZA 24-20. *Ms. Loftus* seconded motion.

BZA Roll Call: *Ms. Loftus*, Yes; *Mr. Earl*, Yes; *Ms. Proctor*, Yes.

BZA 24-20 was approved with a vote 3 Yes to 0 No.

Mr. Earl motioned to approve BZA 24-21. *Ms. Loftus* seconded motion.

BZA Roll Call: *Mr. Earl*, Yes; *Ms. Loftus*, Yes; *Ms. Proctor*, Yes.

BZA 24-21 was approved with a vote 3 Yes to 0 No.

Mr. Earl motioned to approve BZA 24-22. *Ms. Loftus* seconded motion.

BZA Roll Call: *Ms. Loftus*, Yes; *Mr. Earl*, Yes; *Ms. Proctor*, Yes.

BZA 24-22 was approved with a vote 3 Yes to 0 No.

BZA 24-23

Petitioner/Property Owner: McGuire Properties, LLC, 1001 6th Ave., Suite 100, Huntington, WV

Property Location: 633 & 639 5th Ave.

Issue 1: A petition for a conditional use to permit a drive-thru in the C-3 Central Business District.

BZA 24-24

Issue 2: A petition for a variance to exceed the maximum allotted front yard setback in the C-3 Central Business District.

BZA 24-25

Issue 3: A petition for a variance to permit a one-story building in the C-3 Central Business District.

Mr. Williams read the Staff Report.

Francis McGuire, 1001 6th Ave., explained the history of their property at 633 5th Ave. since it has been in his firm's ownership. His firm would like to put in a commercial strip with retail, including an outlet with

a drive-thru. They hope to bring new businesses to Huntington and assume they will have many tax dollars.

Angela Maxwell from Ed Tucker Architects, 1401 6th Ave., spoke in support of the petition. She explained the up-to-date plan the Board is seeing and the need for the petitions.

Ms. Proctor asked how much closer the project is to the public right-of-way. *Ms. Maxwell* stated the setback is 170 feet, this is 30 feet closer than the original plans. She also mentioned greenspace is found along 5th Avenue. *Ms. Maxwell* explained the overall plan in detail.

Ms. Proctor questioned the (front yard) setback regulation in the C-3 District. *Mr. Williams* explained in the C-3 District for commercial and mixed-use developments the maximum is 12 feet.

Ms. Loftus asked why the design is more aligned to a suburban environment instead of the current area. *Ms. Maxwell* gave examples of surrounding development. *Mr. McGuire* explained there is not a demand to build to suit for a business/an office but demand has been found for smaller units. He stated restaurants often do not like one-way streets. The market has dictated the type of development.

Ms. Loftus questioned if it had been considered to move more parking to the rear. *Mr. McGuire* stated customers do not like parking in the rear and walking around the building to enter into businesses.

Ms. Loftus explained there are a lot of properties in the areas that are businesses with parking in the back.

Mr. McGuire stated this is what the public wants.

Ms. Proctor wondered if other designs for the layout of the site were considered. *Mr. McGuire* said there were but this layout is what retailers want.

Ms. Proctor expressed appreciation for the greenspace but concern with the setback and curious if the planned setback can be adjusted.

Ms. Loftus explained there is a narrow set of rules the Board must follow. The reasoning for the variance for the setback is problematic when examining the criteria. *Mr. McGuire* mentioned they have tried to work with the City and revise the plans.

Mr. Earl questioned if a layout with the building butting up against the eastern or western side of the property has been considered. *Mr. McGuire* explained this was attempted but not perceived well.

Kevin McGuire, 1001 6th Ave., spoke in support of this petition. He explained this is a retail development. He thinks if the building is placed in front of the property, people are not going to walk from parking in the back. He stated the strip center mentioned is struggling due to its layout. *Kevin McGuire* and the Board discussed different parts of town with parking in the front and back and talked about surrounding development. *Kevin McGuire* also stated the design chosen is to have a modern style and have a development that is low maintenance.

Kevin McGuire stated the Downtown area is starving for a project like this. He understands the variances but the project also has to work for the firm of which he is a part.

Ms. Loftus explained the Board has a set of rules they have to follow.

Ms. Proctor stated she has never seen different versions of these plans and *Ms. Hernandez* confirmed there have not been other petitions on an agenda for this project. *Kevin McGuire* asked the Board to be

open-minded. *Ms. Proctor* stated the Board is trying to make the proposed plans happen under the rules.

Mr. Earl mentioned a previous project with a petition that was brought to the Board.

Ms. Proctor expressed concern with the parking lot being adjacent to 5th Avenue. She stated she thinks there would be more opportunity in the side yard for parking.

Mr. Earl motioned to approve BZA 24-23. *Ms. Loftus* seconded motion.

BZA Roll Call: *Mr. Earl*, Yes; *Ms. Loftus*, Yes; *Ms. Proctor*, No.

BZA 24-23 was approved with a vote 2 Yes to 1 No.

Mr. Earl motioned to approve BZA 24-24. *Ms. Loftus* seconded motion.

BZA Roll Call: *Ms. Loftus*, No; *Mr. Earl*, Yes. *Ms. Proctor*, No.

BZA 24-24 was rejected with a vote 1 Yes to 2 No.

Mr. Earl motioned to approve BZA 24-25. *Ms. Loftus* seconded motion.

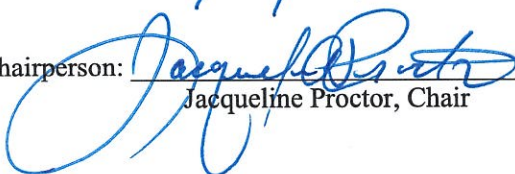
BZA Roll Call: *Mr. Earl*, Yes; *Ms. Loftus*, Yes; *Ms. Proctor*, Yes.

BZA 24-25 was approved with a vote 3 Yes to 0 No.

Good and Welfare

Ms. Proctor adjourned the meeting at 8:58 p.m.

Date approved: 8/20/24

Chairperson: 
Jacqueline Proctor, Chair

Prepared by: 
Cade Williams, Planner II