

BZA Meeting Tuesday June 16th, 2026

1. Call to order

2. Roll Call

Present (3): Matthew Millerd, Doug Gilmore, Casey Caples

Absent (2): Rick Miles, Kevin Bailey

3. Approval of minutes

MIN-26:052 BZA MINUTES June 2nd, 2026 BZA

A motion was made by Casey Caples, seconded by Matthew Millerd, that the minutes be approved, the motion was PASSED with the following vote:

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (1): Rick Miles, Kevin Bailey

4. Appeal Cases

VR-26-13 **VARIANCE: 822 N Church St**

The applicant Brandon Wood is requesting a building setback variance at 822 N Church St.

Doug Gilmore (Chair): Tell me what's going on.

Carlos Wood (Proponent): Shannon Key, owns this lot. It was an existing building and it's been there since prior to '94, so several years. And it was built with the narrower street. The city was requesting extra right-a-way, and then the building initially was built too close to the property line on multiple lots. So, we replatted that into one lot to solve the problem of it being on multiple lots. So, we were asking for a variance to have smaller setbacks on the north and east side. And he bought the building, he's cleaning up the inside but he's not changing the structural or the bathroom aspect of it.

Doug Gilmore: Is he adding anything else to the lot itself?

Carlos Wood: Nope.

Doug Gilmore: Okay. He just wants to get in compliance if he goes to sell it or something like that.

Carlos Wood: Yeah. But if something happens to it, I think Derrel will tell you, if something happens to it and its over, what is it, 50 percent, Derrel? You'd have to meet the new requirements. So, it would have to be torn down and put on a position on the lot. By somebody else. And he's using it for office space.

Doug Gilmore: Are you going to put a parking lot on it and that kind of stuff?

Carlos Wood: Yeah, the city required up to put in some curb and gutter, and asphalt.

Casey Caples (Board): What are the required setbacks again?

Derrel Smith: It's C-3, so it's 25 feet off the front, and it's about a foot off the property line probably. Course that's just the way it was built.

Casey Caples: Yeah, it was just there.

Derrel Smith: We're just trying to get it where if they decide to sell sometime, title insurance doesn't flag it and stop the sale and make us go through this process again.

Casey Caples: So, the city is comfortable with what we got?

Derrel Smith: Yeah.

Casey Caples: Okay.

Doug Gilmore: It's not too close on the 141 side.

Carlos Wood: Yeah, it's okay on the main road there.

Doug Gilmore: Any other questions for Mr. Carlos?

Casey Caples: Mr. Chair I would like to make a motion to approve the variance.

Matthew Millerd: Second.

A motion was made by Casey Caples, seconded by Matthew Millerd, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (2): Rick Miles, Kevin Bailey

VR-26-15 VARIANCE: 914 Canera Dr

The applicant Stonebridge Construction is requesting variance for reduction of required exterior glass percentage and allowance for parking aisles at 914 Canera Dr

Doug Gilmore (Chair): Stonebridge Construction?

Rob Hester (Proponent): Rob Hester, with Stonebridge Construction representing Brian Claraday, for a Pizza Inn Project at Greensboro Village. We have two variances and we've met with Derrel and the city, there's just a couple things to bring this into compliance. It becomes a city ordinance issue because of the pod, is that right Derrel?

Derrel Smith (City Planner): The Planning Book for Greensboro Village was adopted by code. So, that pattern was adopted and that becomes city code for that area out there. So, that's what we're doing is, it's not regular city code, it's varying from the pattern book. And we do have a letter from the owner of the development saying that they were okay with the changes to Greensboro.

Rob Hester: In essence what we're doing is requesting a variance, there's two things that we're not in compliance on, is the amount of glass storefront. We're at a 4% difference, between 36 and 40 percent. One of the reasons for that is, we didn't want to take the glass all the way down to the floor. It's a restaurant with tables upfront. So, that's one of the reasons for not taking the glass, other than that we wouldn't have had an issue with adding the extra glass, and the other is the parking. Where this building is being built, there's not a lot of additional parking around it, like there is in other areas of Greensboro Village, where there is more street parking. There's only a little bit of street parking, this is right next to Arvest Bank and across the street from Shadrach's. And I know that there's gotta be some other variance other than that, because at Abe's Place, there's 200 foot of parking field between the front of that building and the street. We're just doing two row, it's a really narrow lot. So, that's the two variances that we needed to ask for to be in compliance. To be able to move forward.

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Derrel Smith: It is, it's more strict and as far as the parking, all parking out there, is common parking. So, you can park anywhere and go to any facility out there. It's all meant to be shared use parking but this building doesn't have enough to stand alone, it would have to use some of the neighbor parking.

Doug Gilmore: But it's only, two spaces correct?

Derrel Smith: That is correct.

Casey Caples (Board): Can I see that site plan again? Thank you.

Rob Hester: And the front is obviously to the left there, Casey.

Casey Caples: You got the two islands still in there, in that front parking lot, correct?

Rob Hester: Yes, sir.

Casey Caples: I mean, that place is landscaped to the hill.

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Derrel Smith: Yeah, he's two spaces off, but he can make those two spaces up, they can walk over from Shadrach's or over from Arvest.

Rob Hester: There's four spaces directly in front of the building and the street. So, we have the required physically there, it's just a lot of the other areas in Greensboro Village there's other parking fields by the Malco and over by The Social. But where this is, the bank parking is all on the front side around the side, there's nothing towards the rear. So, there's not a lot of other shared parking fields that we felt comfortable by pushing the building up and only having a couple spaces there around it.

Matthew Millerd (Board): Mr. Chair I move that we accept the motion.

Casey Caples: Second.

A motion was made by Matthew Millerd, seconded by Casey Caples, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (2): Rick Miles, Kevin Bailey

VR-26-16 VARIANCE: 1423 Angelus St

The applicant Turner Real Estate LLC is requesting to construct a new home on 50 ft wide lot at 1423 Angelus St

Doug Gilmore (Chair): Okay, Turner Real Estate. What's your name, address, and whatcha gonna do?

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Turner Real Estate (Proponent): That bottom house there at 1421, I built in 2018 and I got a variance for that one. It's on a 50-foot lot and 1423 is really, I could put a lot of money in it, but I don't want to. I think it'd be better off to tear it down and build the same as I did at 1421 there on 1423. But I still have 20 foot on each side, I still got room, I just don't make the 60-foot requirement.

Doug Gilmore: You're going to have this as a rental home?

Turner Real Estate: Yes, sure more than likely, everything is for sale, then rented at the last minute.

Doug Gilmore: I understand that. The one next to it looks good.

Turner Real Estate: Yes, sir. I still own it, it's a rental.

Matthew Millerd (Board): You own the 1421 and the 1423?

Turner Real Estate: Yes, sir. The 1421, I built in 2018 with a variance and I'm just kind of repeating it to the house next door.

Casey Caples (Board): So, that's that lot 1 that you're wanting to build a residence on?

Turner Real Estate: Yes, sir.

Casey Caples: Okay, got you.

Turner Real Estate: It's old wiring and old plumbing. The only thing good in there is the heat and air, and water heater.

Matthew Millerd: Derrel, is there something he could rezone to from this R-1 that would make it a 50-foot lot acceptable?

Derrel Smith (City Planner): RS-8 would allow a 50-foot lot but it would be a spot in all the R-1. So, since everything out there is already R-1.

Turner Real Estate: I did get it re-platted. It was 3 lots and I got it down to one. Got it conforming with the all the cities.

Doug Gilmore: MAPC is really not good about spot zoning.

Derrel Smith: They're not crazy about spot zoning, no.

Matthew Millerd: What about lots 4 and 5 do you own those lots as well?

Turner Real Estate: No, sir. Just the one to the right there, 1421. I think 7 and a half foot is the minimum, but we're gonna be at 10ft.

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Doug Gilmore: Questions for Mr. Turner? It is good to see new construction in that area. Yeah I still owe money on it, I don't want to tear it down, I spent 40,000 on it but that's the best thing for it.

Casey Caples: Mr. Chair I would like to make a motion to approve the variance.

Matthew Millerd: Second.

A motion was made by Casey Caples, seconded by Matthew Millerd, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (2): Rick Miles, Kevin Bailey

5. Staff Comments

6. Adjournment

Meeting was Adjourned.