

**Board of Adjustment Meeting  
October 17, 2024**

Members Present: Sara Smith, Chair; Sandy Zimmerman, Vice-Chair; Stuart Jenner, Theresa Holbrook, Alternate

Staff Present: Ron Wallace, Zoning Administrator; Suzanne Hedden, Secretary

Visitors: Norman McConnell, Wayne Roediger

Chair Sara Smith called the meeting to order at 6:01 pm.

Ms. Zimmerman made a motion to approve the minutes of the last meeting; Stuart Jenner seconded the motion; motion approved.

**NEW BUSINESS**

1. **Hear Application #BOA-24-03 by Wayne Roediger requesting to put in a new-build restaurant/bar on C2Zoned District lot located at Tract 2 Westgate Property, Hwy 64 West (Tax Map Parcel No. 5550196224465). Restaurants are listed as "Special Use" and require BOA approval. He is asking the BOA to approve this application to build a new restaurant.**

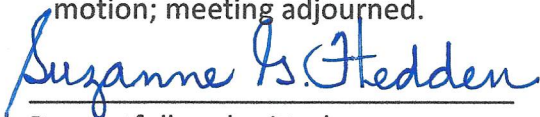
Mr. Roediger was sworn in by Ms. Smith and presented a plan of the 3,400 square foot building he plans to build. With this endeavor, he would also like to get into a brewing business in addition to serving food in the small, quaint restaurant. The building will be U shaped, with a patio in the center; the menu will be similar to the former Cottage Deli. Parking will be in front of the building. Ms. Smith advised Mr. Roediger that restrictions for parking require one (1) parking space for every three (3) seats in the restaurant, and, one (1) parking space for each employee. He stated that there will be approximately twenty-two (22) parking spaces, which will be ample. Other remarks made by Roediger were that the water and sewer are already in place for the building site, and, all outside lighting will be down cast.

Attendee Norman McConnell had no questions.

Stuart Jenner made a motion to approve the application; Ms. Zimmerman seconded the motion; motion approved.

Mr. Roediger expressed appreciation to Zoning Administrator Ron Wallace and BOA members.

Ms. Zimmerman made a motion to adjourn the meeting at 6:16 pm; Ms. Holbrook seconded the motion; meeting adjourned.



Respectfully submitted,  
Suzanne G. Hedden, Secretary



Sara Smith  
Chair