

**MINUTES OF MEETING OF THE
THATCHER BOARD OF ADJUSTMENTS
May 28, 2024**

Present: David Griffin, Mark Vining, Brandon Homer, Dominic Curran, Aaron Allen
Absent: Kenny Smith, Eddy Carlton

Staff Present: Alan Bryce, Gary Allred

Visitors: Scott Mullenau (applicant), Ben Allred, Valerie Hernandez

1. Aaron Allen called the meeting to order at 6:00 pm and stated there was a quorum.
2. Pledge of Allegiance lead by Mr. Vining
3. Public Hearing to consider a request for a variance to Zoning Ordinance Chapter 153, Article 5, Section 5.3.C.1.a. Applicant desires a reduction in the required minimum distance between group care homes for the purpose of building an assisted-living home near an already existing assisted-living home. Graham County assessor parcel #104-23-042. Applicant is Essential Patient Care.

Mr. Allen turn the meeting over to Scott Mullenau, he then presented that Essential Patient Care would like to build a second assisted-living home directly behind the existing assisted-living home closest to Reay Lane. The main reason is for traffic reduction in the subdivision and less parking on the street because both homes would be closest to the entrance. there is space adjacent to Reay Lane for parking for both the existing and proposed homes.

Mr. Homer asked how many patients are in the home. Mr. Mullenau answered that they are licensed for 10 patients.

There was general discussion on public parking and traffic on the street and making sure you are working with the neighbors to keep the street clear as possible.

There was general discussion on the benefit of having both homes closest to Reay Lane and also close to each other yet on different streets with different addresses.

There was general discussion on the general need for assisted-living homes in the Town.

Mr. Griffin asked the Towns feeling on the request. Mr. Bryce answered that the Town has no stance on the variance request but did state that the Town ordinance

states 1,200 feet and if the applicant wanted to vary from that code, they need approval from the Board of Adjustments.

A motion was made by Mr. Griffin to approve the variance request as stated in the agenda.

Mr. Homer seconded the motion, and the vote was unanimous in the affirmative.

Mr. Bryce mention that Aaron Allen's Term was up this year and if he was interested in serving again to let him know.

The meeting was adjourned.