



BOARD OF ADJUSTMENT MEETING MINUTES

JUNE 25, 2026
6:00 P.M.

MEMBERS' PRESENT: Dustin Brown, Linda Burt, Charity Campfield, Michael O'Donnell, Jeffery Bolt
(Board Attorney)

MEMBERS' ABSENT: Erin LeBlanc, Curtis Clabaugh

CITY STAFF PRESENT: Charles Bloom, Planning & Development Director; Erin Fagan, Planner II;
Morgan Dennis, Planner I; Gisele Pacheco, Office Manager

OTHERS' PRESENT: Traci Lacock, Amber Conwell

ITEM 1: CALL MEETING TO ORDER

Dustin Brown, Chair, called the meeting to order at 6:00 PM. (0:02:00)

ITEM 2: ROLL CALL

Roll Call: Done by Erin Fagan, Planner II. There was a quorum with two (2) members absent. (0:02:09)

ITEM 3: APPROVAL OF MINUTES:

No Board of Adjustment meeting minutes. (0:02:30).

ITEM 4: REQUESTS

ITEM A: PUDC-26-120: Conditional Use Request for Entertainment, Amusement, Recreation –
Other within the (CB) Community Business Zone.

Location: 3307 Nationway

Agent: Amber Conwell

Case Planner: Morgan Dennis, Planner I

Erin Fagan, Planner II, read the item into the record. (0:02:58)

Morgan Dennis, Planner I, presented the staff report into the record. (0:03:20)

Charles Bloom, Planning and Development Director, provided additional details regarding the Text
Amendment – Special Uses. (0:06:37)

Dustin Brown, Chair, asked if there were any questions or discussion from the Board. Hearing none.
(0:08:45)

Mr. Brown asked whether anyone was present to provide testimony on behalf of the applicant. (0:08:55)

Traci Lacock provided additional information regarding the item and the proposed use. (0:09:03)

Mr. Brown opened the meeting for public comment. Hearing none, public comment was closed.
(0:10:30)

Michael O'Donnell made the motion to approve the Conditional Use request for the use of
Entertainment, Amusement, Recreation – Other at 3307 Nationway, as presented by the applicant, as
the application meets all review criteria outlined in Unified Development Code (UDC) Section 2.2.4.d.
Charity Campfield seconded the motion. (0:10:45)

No Board of Adjustment deliberation. (0:11:12)

Roll Call: Motion to approve the request passed with a vote of 3:1. (0:11:19)

Michael O'Donnell made the motion to enter into executive session due to the motion failing to receive the required four (4) affirmative votes. (0:11:42)

Dustin Brown opened the meeting for the Board of Adjustment to reconsider the Conditional Use request for the use of Entertainment, Amusement, Recreation – Other within the (CB) Community Business Zone. (0:15:44)

Charity Campfield made the motion to reconsider the Conditional Use request for the use of Entertainment, Amusement, Recreation – Other at 3307 Nationway. Michael O'Donnell seconded the motion. (0:17:55)

Roll Call: Motion to reconsider the request passed unanimously. (0:18:14)

Roll Call: Motion to approve the request passed unanimously. (0:19:08)

ITEM 6: MEETING ADJOURNED: 6:20 PM

City Staff

Board Official