

BOARD OF ZONING APPEALS
May 21, 2026 – 6:00 P.M.
CITY COUNCIL CHAMBERS

Members Present: Abbas Fiuzat, Wade Hawkins, Anne Moroski, Seth Sanders, Shane Vaught and Karen Ware

Members Absent: Keith Rockow

Staff Present: Rebekah Wilbanks, Recording Secretary

1. Call to Order: Chairman Karen Ware called the meeting to order at 6:00 p.m.

2. Election of Officers

Seth Sanders nominated Karen Ware for Chairman. Abbas Fiuzat seconded the nomination. Mr. Howard was elected as Chairman unanimously by show of hands.

Seth Sanders nominated himself as Vice Chairman. Abbas Fiuzat seconded the nomination. Mr. Neptune was elected Vice Chairman unanimously by show of hands. (3:21)

3. Adoption of Minutes: Annie Moroski moved the Minutes of the meeting be adopted as presented. Abbas Fiuzat seconded the motion. Minutes were adopted by unanimous vote. (7:25)

4. Action Items:

- a. **2025-V-02:** Applicant Daniel Boyd is requesting a variance from Table 19-304 A.1.a.5 Side Setback at 306 Edgewood Ave.

Rebekah Wilbanks informed the board this application was not complete and could not be presented at this meeting. (8:10)

- b. **2025-V-01:** Applicant David Moore, WJ Bev StandCo 30., LLC, is requesting a variance from Section 19-404 Table 19-404-1 for operating business hours starting at 614 Old Greenville Hwy.

Staff Report: Rebekah Wilbanks informed the board the applicant is requesting a variance to allow operating business hours to begin at 5am where the ordinance limits due to the property abutting a residential neighborhood. (9:11)

Applicant Report: Mr. Miguel Villarreal informed the board the business model for 7Brew Coffee is drive-thru only with no indoor seating. Mr. Villarreal also clarified the request includes allowing for later hours on Fridays and Saturdays with a closing time of 11pm. Employees will arrive at 5am to prepare for the day, and the official operating hours will begin at 5:30am. (11:45)

Discussion Followed. (14:30)

Abbas Fuisat made the motion to approve the operating hours to start at 5am and to permit the drive-thru closing at 11pm on Fridays and Saturdays, Wade Hawkins seconded the motion. Variance was approved by unanimous vote. (22:54)

5. Staff Reports: None.

6. Other Items: None.

7. Adjourn – 6:25 p.m.