

**Brentwood Board of Adjustment**  
**Minutes April 27, 2026**

Members Present: Chairman Frank Albert, Wayne Morrill, Steve Hamilton (alternate) & Melinda Nordell (alternate)

Albert opened the meeting at 7:00 pm, and a roll call of members present was done.

**Public Hearing:** Variance Request: Applicant/Owner River Run Development, LLC seeks a variance from the Brentwood Zoning Ordinance Section 300.002.006.005 requiring 200 feet of frontage for a certain parcel of land south of Fellows Road, designated on the Brentwood assessor's map as Plan 217, Lot 83 to construct a single-family home. The Property is within the Residential / Agricultural zoning district. The property lacks legal frontage due to a narrow strip of commonly owned subdivision land of the Mill Falls Subdivision separating the Property from Fellows Road but otherwise contains ample lot area with approximately 3.7 acres.

Albert explained to the applicant that because a full board is not present the applicant can choose to postpone the hearing. The applicant and his Council discussed and returned to the board asking to be moved to the next regularly scheduled hearing, May 18, 2026.

Motion made by Albert, seconded by Morrill to make Hamilton a voting member. All were in favor, motion carried.

Motion made by Albert to approve the minutes of March 23, 2026, regarding the Hannon Family Trust, seconded by Hamilton. All were in favor, motion carried.

Albert signed the Notice of Decision for the Hannon Family Trust.

Motion made by Albert to approve the minutes of March 23, 2026, regarding Chappell Tractor, seconded by Hamilton. All were in favor, motion carried.

Motion made by Albert, seconded by Morrill to adjourn at 7:07pm, all were in favor.

Respectfully Submitted,

Jillian Benedix