

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on August 24, 2015, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Bill Beckwith, Chairman
Larry Blanks, Vice-Chairman
Marsha A. Hopkins
Tom Mahon
Tom Waller

STAFF PRESENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on June 22, 2015.

Tom Mahon made a motion to approve the minutes. Tom Waller seconded the motion. The motion passed 5-0.

PUBLIC HEARING

2. Consideration of Petition No. A-623-15, Flat Rock AME Church, Owner and South-Tree Enterprises, Agent requests a Variance to Sec. 110-93. Septic systems and drain field lines, to reduce septic drain field setback of 10 feet from property line to five (5) feet and reduce septic drain field setback of 25 feet from the property line when in a buffer to five (5) feet. The subject property is located in Land Lot 26 of the 7th District and fronts on Old Chapel Lane.

Steve Gulas said the existing septic field is believed to be in the buffer. He added that the church building is also within the buffer. He said a variance was granted to put a swale and detention facility in the buffer previously due to the site constraints. He stated that what they are asking for now is the ability to be able to put the reserve septic area in the buffer. He added that the primary septic field will be on the front of the lot near Old Chapel Lane and in the event that the primary septic field area fails the reserve area would be available to the church at that time. He said on the site plan approved by the county it stated that a variance would be needed in the future for the septic field reserve area and the Environmental Health Department required that the variance be approved before they approve the expansion of the church.

Chairman Beckwith asked if there was anyone who would like to speak in favor of the petition. Hearing none he asked if there was anyone who would like to speak in opposition to the petition. Hearing none he brought it back to the board.

Larry Blanks asked if the homes to the rear are on wells or are they on County water because if they are wells that could be a problem.

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Steve Gulas said he believes those homes are on County water.

Dennis Dutton said State septic requirements allow a septic line within five (5) feet of a property line.

Chairman Beckwith said if the septic line was five (5) feet from the property line it would meet the State requirement.

Dennis Dutton said if Robert Kurbes of the Environmental Health Department had concerns with distance to wells he would have made that comment on the variance.

Larry Blanks asked if the septic fields are going to the back on the western end of the property.

Steve Gulas said the septic area will be located to the right and rear of the church building. He said one of the hardships is Old Chapel Lane was put on what was church property so technically if Old Chapel Lane didn't use this area the primary and reserve septic area could be located there.

Larry Blanks said this is the third variance requested by the church.

Steve Gulas said when the last variance was requested for the swale in the buffer, the church should have also asked for a variance for the reserve septic area.


Tom Mahon made a motion to approve the variance. Tom Waller seconded the motion. The motion passed 5-0.

There being no further business, Larry Blanks made the motion to adjourn the meeting and the meeting adjourned at 7:30 pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**



BILL BECKWITH, CHAIRMAN



ATTEST