

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on May 21, 2018, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Marsha Hopkins, Chairman
Tom Waller, Vice-Chairman
Bill Beckwith
John Tate
Therol Brown

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning and Zoning Coordinator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on April 23, 2018.

Tom Waller made a motion to approve the April 23, 2018 minutes. Therol Brown seconded the motion. The motion passed 5-0.

PUBLIC HEARING

2. Petition No. A-682-18, Travis & Sabrina Williamson, Owner, requests the following: Variance to Section 110-136. (d) (4) (a) (1). To reduce front yard setback from 60 feet to 55 feet to allow an existing shed to remain. Variance to Section 110-79 Accessory structures and uses. (d), to allow the construction of a swimming pool in the front yard. Variance to Section 110-79 Accessory structures and uses. (d), to allow an existing shed to remain in the front yard. The subject property is located in Land Lot 21 of the 7th District and front(s) on Mackenzie Lane and Eastin Road.

Travis Williamson stated that they were applying for a variance because of a narrow corner lot in the subdivision. He said about 15 years ago they had a shed put in and it's over the building line. He added that they recently found out about the building line when they applied for a variance to add a pool. He stated that with two front yards the accessory structures would be against the build line. He said it doesn't really leave much space to put a pool.

Sabrina Williamson stated that they have a tree buffer along Eastin Road where you can't see the shed very much and the pool wouldn't be seen at all.

Travis Williamson said Planning Commission approved this request with conditions which include not removing the trees in the buffer.

Dennis Baker stated that this family is staying in Fayette County. He added that they're very mindful of the ordinances in Fayette County.

Bill Beckwith said the Planning Commission recommended a 60 foot setback from the property line to the Board of Commissioners. He added that anything we do tonight is conditional on whether the Board of Commissioners approves the Planning Commission recommendation. He stated that from the apron of the pool to the property line is right at 60 feet. He also mentioned that the shed is right at 55 feet. He stated that we're caught with a two front yard problem.

Tom Waller said that normally there are buildings around a swimming pool. He asked if the petitioners were going to put additional buildings up.

Travis Williamson replied no sir.

Marsha Hopkins asked if the 55 foot setback is for the shed.

Bill Beckwith replied yes, the Board of Commissioners approved this setback. He stated that the Zoning Board of Appeals will have to vote on each variance individually.

Tom Waller asked if the shed was on a concrete foundation.

Travis Williamson replied no.

Tom Waller asked if it was plumbed or wired.

Travis Williamson replied no.

Marsha Hopkins asked if there are larger lots in the subdivision.

Chanelle Blaine stated that the corner lots are the largest lots.

Therol Brown asked if the corner lots have tighter restrictions than other lots.

Chanelle Blaine replied yes.

Therol Brown made a motion to approve a variance to Section 110-136. (d) (4) (a) (1). To reduce front yard setback from 60 feet to 55 feet to allow an existing shed to remain. Tom Waller seconded the motion. The motion passed 5-0.

Therol Brown made a motion to approve a variance to Section 110-79 Accessory structures and uses. (d), to allow the construction of a swimming pool in the front yard. Bill Beckwith seconded the motion. The motion passed 4-1. John Tate voted in opposition.

Bill Beckwith made a motion to approve a variance to Section 110-79 Accessory structures and uses. (d), to allow an existing shed to remain in the front yard. Therol Brown seconded the motion. The motion passed 5-0.

3. Petition No. A-683-18, Ryan and Audrey Gumm, Owner, and Black Oak Homes, Agent request the following: Variance to Section 110-79 Accessory structures and uses. (d), to allow an accessory structure in the front yard. The subject property is located in Land Lot(s) 27 & 28 of the 4th District and front(s) on Brooks Road and Mask Road.

Nathan Dockery stated that he was the agent for the owners. He said the owners purchased an existing home built in 1979 on a 22 acre tract on the corner of Mask Road and Brooks Road. He stated that the new home they're going to build is adjacent to the old home. He said the ordinance states that they can have a guest home. He also added that they want to leave a detached garage with a living space on the existing home.

Bill Beckwith stated that on the plat there's an outbuilding. He asked what the status of that is.

Nathan Dockery replied that it's going to be a second barn.

Tom Waller asked if the carriage house is going to be plumbed and wired.

Nathan Dockery said yes sir.

Tom Waller asked if the current septic system can support the new home.

Nathan Dockery stated that they will put in a new well and septic system.

Bill Beckwith asked if the pool will be demolished.

Nathan Dockery said the pool will be demolished, and a new one built in its place.


Rose Turner stated that she was a neighbor. She said the petitioner has a barn right beside her property. She added that she didn't want everything right on the side of her property.

Therol Brown made a motion to approve Petition No. A-683-18. John Tate seconded the motion. The motion passed 5-0.

There being no further business, Therol Brown made the motion to adjourn the meeting and the meeting adjourned at 7:38 pm.

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**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**


MARSHA HOPKINS, CHAIRWOMAN
Tom Waller, Vice Chair


CHAKEVIA JONES, ZBA SECRETARY