

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on December 22, 2014, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Vic Bolton, Chairman
Larry Blanks, Vice-Chairman
Bill Beckwith
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 November 24, 2014.

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

2. Consideration of Petition No. A-618-14, Danny Ray Reid, Owner, requests a Variance from Article IV. District Use Requirements, Section 110-131. R-75 Single-Family Residential District, (d). Dimensional Requirements of 1,660 square feet to reduce the minimum floor area from 2,500 square feet to a minimum of 840 square feet for an existing single-family dwelling.

Troy Adam Reid said he is the son of Danny Ray Reid and he is here tonight to request the variance so the existing house can be kept. He added the house was built in the 40's by his grandfather after returning from the war and it means a lot to the family. He stated this came about as the property was recently rezoned for sale of the property and getting a variance was one of the conditions.

Chairman Bolton asked what the purpose of the rezoning was.

Troy Adam Reid said the property was part of a 48 acre tract and the rezoning was necessary to cut out a two (2) acre lot for sale.

Chairman Bolton asked if anyone is living in the house.

Troy Adam Reid said no one is living in the house now but he would like to live there.

Chairman Bolton asked if the house is livable.

Dennis Dutton said it may have to be brought up to code.

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Bill Beckwith said the Board of Commissioners approved R-75 zoning which requires 2,500 square feet.

Chairman Bolton asked why the Board of Commissioners chose R-75 as opposed to another zoning district.

Dennis Dutton said the land use plan allows for one acre zoning which is what was requested but and there were complications of configuring the lot due to another house that is on the property. He added that the proposed lot is two (2) acres in size and the R-75 zoning also fit this proposed lot.

Larry Blanks asked if the zoning could be reverted.

Dennis Dutton said it could be rezoned back to A-R but they would still need to get a variance because the house doesn't meet the A-R minimum square footage.

Chairman Bolton said then you need to address the two (2) houses on one (1) property.

Bill Beckwith said had it been rezoned R-40 it probably would have been purchased.

Tom Mahon asked what the Planning Commission recommended in terms of zoning.

Dennis Dutton said the Planning Commission recommended R-40 but a variance for the house would still have been required.

Bill Beck with said his understanding is the 180 day deadline is about up.

Larry Blanks asked what is necessary to make the house livable.

Troy Adam Reid said the interior looks better that the outside and they want to fix it up and put new siding on the house.

Tom Mahon asked what the intention for the house is.

Troy Adam Reid said he would like to live in the house.

Bill Beckwith asked with a variance if he could live in the house.

Dennis Dutton said he may need to bring it up to code.

Bill Beckwith said but he wouldn't be required to add on the house with the variance.

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Dennis Dutton said that is correct.

Tom Mahon said what happens if it isn't brought up to code, you have a building that is not livable and we approved a variance to achieve what.

Chairman Bolton said if we don't approve a variance then the house needs to be brought into compliance.

Tom Mahon asked in what period of time would the compliance need to be met.

Dennis Dutton said he didn't have a period of time.

Larry Blanks asked who sets the period of time.

Dennis Dutton asked if he meant the 30 days.

Chairman Bolton said if someone requests a variance and they don't get it they have so many days to bring it into compliance.

Larry Blanks said we have done 60 days.

Chairman Bolton said if we don't approve the variance you have to bring the house into compliance.

Troy Adam Reid said we don't have the money right now.

Chairman Bolton said this situation is not the making on the property owner and the house is existing.

Bill Beckwith made a motion to approve the variance. Larry Blanks seconded the motion.

Larry Blanks asked when the house needs to be brought up to code.

Chairman Bolton said the variance just allows the house to remain and the building department needs to inspect to make sure the water is flowing and the toilets work and so on.

Larry Blanks said they shouldn't wait too long.

Chairman Bolton called the question and the motion passed 5-0.

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Larry Blanks said this may be the last meeting for Vic Bolton and if it is his last meeting he would like to thank Vic Bolton for his service on the ZBA.

Chairman Bolton said he did not receive a letter telling him his term was up or asking if he wanted to reapply, but his feeling is if he has to interview for the position he already holds he will not reapply.

Chairman Bolton asked Dennis Dutton to find out what he is expected to do.

Dennis Dutton said he would.

There being no further business, Larry Blanks made the motion to adjourn the meeting and the meeting adjourned at 7:50 pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

CHAIRMAN

ATTEST