

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on September 26, 2016, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Larry Blanks, Chairman
Bill Beckwith, Vice-Chairman
Tom Mahon
Tom Waller
Masha Hopkins

STAFF PRESENT: Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on August 22, 2016.

Tom Waller made a motion to approve the minutes. Tom Mahon seconded the motion. The motion passed 4-0-1. Marsha Hopkins abstained from the vote.

Dennis Dutton stated that that number three (3) on the variance to Sec. 110-173. Transportation Corridor Overlay Zone, (2) (c) (2) (i) to reduce front yard setback from 100 to 74 feet to allow an existing structure to remain will not be heard tonight. He said the petitioner only needs variances for the first two (2).

Chairman Blanks replied okay and thank you very much.

PUBLIC HEARING

2. Consideration of Petition No. A-638-16, Ron Zappendorf, Owners, request the following: (1) Variance to Sec. 110-146. M-1, Light Industrial District, (d) (3) (a) (1) to reduce front yard setback from 100 to 74 feet to allow an existing structure to remain. (2) Variance to Sec. 110-146. M-1, Light Industrial District, (d) (5) to reduce side yard setback from 25 to 17 feet to allow an existing structure to remain. The subject Property is located in Land Lot(s) 200 & 201 of the 5th District and fronts on S.R. 85.

Chairman Blanks asked Ron Zappendorf to introduce himself and his relationship to the property and what he would like for them to do.

Ron Zappendorf stated that he was the owner of 1591 Highway 85 North for the past 10 plus years. He said that it was the property south of Dixie Land just south of the road. He added that they were an island of C-H surrounded on all sides of M-1, and were granted a zoning change from C-H to M-1. He stated that because of that change we need to go and ask for a variance on the setback. He said the building just to the south of them with the M-1 zoning

has less of a setback than them, and they are greater distance from the edge of the road. He added that he is requesting a variance to make their building stay.

Chairman Blanks asked for any additional information. He asked if there was anyone who would like to speak in favor. He asked if there was anyone who would like to speak in opposition. Hearing none he brought it before the Zoning Board of Appeals.

Chairman Blanks asked Dennis Dutton if they should break it up into two (2) motions.

Dennis Dutton replied two (2) motions.

Tom Mahon made a motion to approve the front yard setback variance. Bill Beckwith seconded the motion. The motion passed 5-0.

Tom Mahon made a motion to approve the side yard setback variance. Marsha Hopkins seconded the motion. The motion passed 5-0.

Chairman Blanks asked if we had any old business.

Dennis Dutton replied no.

Chairman Blanks asked if we had any new business.

Dennis Dutton replied yes there will be a variance next month.

There being no further business, Tom Waller made the motion to adjourn the meeting and the meeting adjourned at 7:12 pm.

ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY


LARRY BLANKS, CHAIRMAN


CHANELLE BLAINE, ZBA SECRETARY