

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on June 25, 2018, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Chanelle Blaine, Zoning Administrator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on May 21, 2018.

Bill Beckwith made a motion to approve the May 21, 2018 minutes. John Tate seconded the motion. The motion passed 4-0. Marsha Hopkins was absent.

PUBLIC HEARING

- 2. Petition No. A-684-18, Flint Ridge Church, Owner, and William Brundage, Agent requests the following: Variance to Section 110-170 Nonconformances, (l) Nonconforming structures. Request an expansion in two (2) phases for a nonconforming structure: first phase to add 4097 square feet to the existing church which will reduce the front yard setback from 75 feet to 39 feet and side yard setback from a of minimum of 50 feet to 18 feet. The second phase adds 6050 square feet to the existing church which will reduce the front yard setback from a minimum of 75 feet to a minimum of 49 feet. The subject property, zoned A-R, is located in land lot 232 & 233 of the 5th district, and fronts on Old Road, S.R. 85, and Butler Road.**

Billy Brundage stated that he was the agent for Flint Ridge Baptist Church, and that they were asking for two variances for the building setbacks on Old Road. He said on variance is to reduce the setback to 39 feet for an educational building to be built at this time, and the other is to reduce the setback to 49 feet for a sanctuary building to be built in the future. He added that there will also be two side yard variances for the educational building and the sanctuary. He stated that the church had a site plan previously approved in 2008, but the construction was put on hold. He said there was another site plan approved in 2016 by staff with mostly interior modifications. He added that the interpretation of the regulations in 2008 and 2016 was different than it is now. He said the original church building was built in 1955 prior to the adoption of the zoning ordinance when there weren't any setback requirements. He stated that the interpretation used by staff at that time was that the building was in nonconformance, but any additions could not encroach any closer to the property lines. He said that the church had recently revised their site plan and the Planning & Zoning staff informed them that they would have to abide by the new zoning regulations pertaining to nonconforming structures.

Eric Gurley stated that he is the pastor of Flint Ridge Baptist Church, and that the immediate

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need is for an educational building. He said the church is trying to provide an environment conducive to the education of our children in the area of Christian learning. He added that the church is trying its best to impact the community in a positive fashion with a Christian background, and we feel the educational building is the most immediate need, which is the primary reason we're asking for a variance.

Billy Brundage stated that the need for a variance isn't because the church has broken any rules, the church was already in place when the rules were created. He said the only way to expand the build is to grant these variances.

Tom Waller asked if there was a neighborhood association adjacent to the church.

Billy Brundage replied no sir, there is only one property owner that would be impacted by the variance. He added that she is a member of the church and not in opposition to the variance request.

Tom Waller asked if there was anyone to speak in favor of this petition. He then asked if there was anyone to speak in opposition. He brought the discussion back to the Board.

Therol Brown asked what the time frame was for building the educational building.

Eric Gurley replied that he would like to begin as soon as possible. He added that the church would like to be financially stable before proceeding with the sanctuary building.

Therol Brown asked if there was adequate parking for the size of the congregation.

Eric Gurley replied yes, they do.

Therol Brown asked what the congregation size was.

Eric Gurley said 202 members.

Therol Brown asked Mr. Brundage if the setbacks for the sanctuary would be any closer than the setback for the educational building if the variance was approved.

Billy Brundage said that was correct.

Bill Beckwith stated that the church lot size appears to present challenges and because of that the Zoning Board of Appeals should look favorably upon their application.

Bill Beckwith made a motion to approve phase one (1) of Petition No. A-684-18 to add 4097 square feet to the existing church which will reduce the front yard setback from 75 feet to 39

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feet and side yard setback from a of minimum of 50 feet to 18 feet. Therol Brown seconded the motion. The motion passed 4-0. Marsha Hopkins was absent.

Tom Waller made a motion to approve phase two (2) of Petition No. A-684-18 to add 6050 square feet to the existing church which will reduce the front yard setback from a minimum of 75 feet to a minimum of 49 feet. John Tate seconded the motion. The motion passed 4-0. Marsha Hopkins was absent.

There being no further business, Bill Beckwith made the motion to adjourn the meeting and the meeting adjourned at 7:23 pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

Marsha Hopkins

MARSHA HOPKINS, CHAIRWOMAN



ZBA SECRETARY