

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on February 22, 2021, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator

1. Consideration of the Minutes of the Meeting held on January 25, 2021.

John Tate made a motion to table the minutes of the meeting held on January 25, 2021. Tom Waller seconded the motion. The motion passed 5-0.

PUBLIC HEARING

2. **Petition No. A-748-21, Michael S. Lane & Kathy L. Forde-Lane, Owners, request the following: Variance to Section 110-79. Residential accessory structures and their uses (e), to allow a residential accessory structure to be located in a front yard. The subject property is located in Land Lot 53 of the 7th District and fronts on Sandy Lake Circle.**

Chairman Brown said Ms. Lane will you please come to the podium sign-in and state your case.

Kathy Forde-Lane said good evening, I reside at 245 Sand Lake Circle Fayetteville. She added my husband and I are seeking to have a structure built to house two (2) cars to be placed on a 24' x 24' slab. She noted it is basically going to be a carport made of either metal or wood. She stated as you are facing our home, the carport will be on the right and will be positioned behind trees, so it will not be necessarily visible to people who come down Sandy Lake Circle. She explained we have to put it there, if allowed, because there is a lake on the sides and the rear of the home, so there is no other location to put it. She concluded the reason for the structure is to protect our vehicles. She concluded most of the area around our home is basically in a floodplain.

Chairman Brown asked is there anyone in the audience to speak in support of the request. Being none, he asked is there anyone in the audience to speak in opposition of the request.

Chairman Brown said Ms. Lane we are offering the public to call in and make remarks. He then announced that we will give it about one (1) minute to see if anyone wants to call-in and make any comments. then we turn it over to the ZBA for questions

Chanelle Blaine announced that the one (1) minute wait time has ended

Chairman Brown said since we don't have any callers, we will now offer the opportunity for any ZBA members to comment or ask questions.

Tom Waller asked does this home currently have a garage.

Kathy Forde-Lane replied the home does not have a garage.

Tom Waller asked is the well in the front yard that you noted, in use.

Kathy Forde-Lane responded, yes, it is in use.

Chairman Brown asked are there any additional questions from members of the ZBA?

Tom Waller said the L-shaped lot is flanked by homes to the left and right, why does that makes it peculiar?

Kathy Forde-Lane responded it is peculiar because we are unable to put the garage at the rear of our home because there is a lake at the rear. She added also there is a home over the hill to one (1) side and there is a home on the other side of the house as well.

Tom Waller asked so you interpret that as making the home as peculiar?

Kathy Forde-Lane said it is peculiar in the way that there is actually no other place that we could see to put the carport since there is a well, our heating unit, and the propane tank on the side. She added the well is one side, then the driveway and then the propane tank is on the other side. She concluded that is the only place for us to put a structure to protect our vehicles.

Chairman Brown said it is my understanding the northeast corner of the property has a field line in it, is that correct?

Kathy Forde-Lane replied yes.

Bill Beckwith said I also would like to mention that this is another case which has two (2) front yards because of the location of Sandy Lake Circle on both sides of the property. He explained essentially there is no place that is not a front yard to put the carport. He added based on that fact I would like to move at this time that we approve this variance.

Bill Beckwith made a motion to recommend approval of Petition A-748-20 to allow for the construction of an accessory structure to be located within the front yard. John Tate seconded the motion. The motion passed 5-0.

3. Petition No. A-749-21, Alice P. Reeves and Robert R. Reeves, Owners, request the following:

- 1) Variance to Sec. 110-142. O-I, (f) (6), to reduce the minimum buffer for the north side yard that abuts an A-R zoning district to be reduced from 30 feet to 0 feet.
- 2) Variance to Sec. 110-142. O-I, (f) (6), to reduce the minimum buffer for the east yard that abuts an A-R zoning district to be reduced from 30 feet to 0 feet.
- 3) Variance to Sec. 110-142. O-I, (f) (6), to reduce the minimum buffer for the south side yard that abuts an A-R zoning district to be reduced from 30 feet to 0 feet.

The subject property is located in Land Lot 57 of the 7th District and fronts on Flat Creek Trail. (There was an issue with the petitioner's request and the applicant has requested to table the petition to March 22, 2021).

Chairman Brown asked do we need to take action to table this item?

Chanelle Blaine replied yes, you may vote on all three (3) variances together to just to table the item.

Tom Waller asked does this land back up to the proposed medical office that we voted on several meetings ago?

Chanelle Blaine responded it is similar to the medical office as far as the buffer, but no this does not back-up to the medical office. She added this is similar in nature as far as the variance is concerned

Chairman Brown replied it backs up to Don Lord's property.

Tom Waller responded okay, thank you.

Chairman Brown said Chanelle has just read the petitioner's request that the Flat Creek Trail property be tabled until March 22nd meeting can I get a motion to table it?

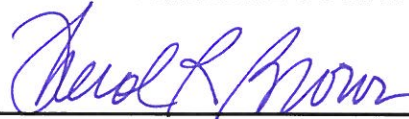
Tom Waller made a motion to table Petition No. A-749-20 until the March 22, 2021 meeting per the applicant's request. John Tate seconded the motion. The motion passed 5-0.

Chairman Brown said if there is no further items on the agenda. I will entertain motion to adjourn.

Tom Waller made a motion to adjourn. Bill Beckwith seconded the motion. The motion passed 5-0

The meeting adjourned at 7:14 pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**



THEROL BROWN, CHAIRMAN



HOWARD L. JOHNSON, ZBA SECRETARY