

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on July 28, 2008, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Larry Blanks, Chairman
Vic Bolton, Vice-Chairman
Bill Beckwith
Brian Haren
Scott Gilbert

MEMBERS ABSENT: None

STAFF PRESENT: Dennis S. Dutton, Zoning Administrator
Robyn S. Wilson, ZBA Secretary/Zoning Coordinator

STAFF ABSENT: Pete Frisina, Director of Community Development

Welcome and Call to Order:

Chairman Blanks called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

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1. Consideration of the Minutes of the Meeting held on May 19, 2008.

Vic Bolton made the motion to approve the Minutes as circulated. Scott Gilbert seconded the motion. The motion unanimously passed 5-0.

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Chairman Blanks read the procedures that would be followed for presentation and opposition for petitions.

2. Consideration of Petition No. A-569-08, Sandy Creek Baptist Church, Owner, Philip Johnson, Pastor, and Jefferson Browne Design Group, Agents, request an Enlargement of a Nonconforming Structure to allow expansion of an existing church which will reduce the front yard setback from a minimum of 100 feet to a minimum of 53 feet as measured 40 feet from the centerline of Jenkins Road and the rear yard buffer plus the rear yard setback from a minimum of 125 feet to a minimum of 27 feet. This property consists of 9.376 acres, is located in Land Lots 77, 78, and 83 of the 7th District, fronts on Jenkins Road, and is zoned R-70.

Chuck Ogletree of South Tree Enterprises stated that he was the general contractor for the church. He reported that the church was approximately 126 years old. He noted that the existing church did not comply with the current setback requirements nor would the proposed addition. He presented a plat indicating the existing church, the proposed addition, and the buildable area which is only about 20%. He confirmed that if the proposed addition was constructed in the buildable area that it would be 700 feet from the existing church which is not practical. He said that the proposed addition would consist of a new sanctuary with classrooms in the basement. He noted that this would help to maximize the square footage with a smaller footprint.

Mr. Ogletree stated that the proposed addition would not be a detriment to the community. He pointed out that the only person affected by the addition is the property owner to the south of the subject property, Mr. Duane Oswald. He presented a letter from Mr. Oswald who has no objection to the proposed addition.

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Mr. Ogletree stated that the church agrees to the dedication of 40 feet of right-of-way as measured from the centerline of Jenkins Road and also the requirement of 150 total parking spaces. He said that a Level III Soil Analysis had been performed on the subject property and a new septic system will be installed to the west of the proposed addition. He added that the façade would match that of the existing church. He requested approval of the petition.

Chairman Blanks asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Bill Beckwith made a motion to approve the petition as submitted and indicated on the plat. Vic Bolton seconded the motion.

Mr. Beckwith pointed out that this type request had been approved in the past and he did not see a reason for denial.

Chairman Blanks concurred. He cautioned the applicant about not disturbing any of the graves located on the subject property.

Scott Gilbert asked if the number of parking spaces should be addressed by the Z.B.A.

Dennis Dutton replied that the number of parking spaces is a requirement of the Development Regulations.

Chairman Blanks advised that approval of a petition did not relieve the applicant from compliance with any other requirements.

Mr. Bolton asked what were the requirements for the new septic system in regards to placement of the septic system?

Mr. Dutton replied that the septic system could not be located in the buffer; however, the placement will be required to be approved by the Environmental Health Department based on the Soil Analysis.

Hearing no further discussion, Chairman Blanks called for the vote.

The motion unanimously passed 5-0.

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Chairman Blanks asked if there was any further business.

Robyn Wilson advised that the August Public Hearing had been cancelled due to the lack of applications.

There being no further business, Scott Gilbert made the motion to adjourn the meeting. Vic Bolton seconded the motion. The motion unanimously passed 5-0. The meeting adjourned at 7:18 P.M.

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ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY

Respectfully submitted by:

LARRY BLANKS
CHAIRMAN

ROBYN S. WILSON
SECRETARY