

BOARD OF ADJUSTMENTS

March 28, 2016

MINUTES

MEMBERS PRESENT: Jane Ellett
Tommy Goleman
Marion "Bee" Meadows
Sandra Henderson

OTHERS PRESENT: Bruce Fleming, Zoning Director John Ellett
Brenda Fletcher Zoning Assist. Staci & Jay Mitchell
Joey Riggin-Lazenby & Assoc. Chris & Baillie Johnson-Property Owner
Sonya Auttonberry
Pamela Mortin

The Monday, March 28, 2016, Board of Adjustments Meeting was called to order by Jane Ellett. The Board approved the minutes of February 22, 2016, Board of Adjustments meeting.

The application for review was:

APPLICANT NO: VAR-16-20000002
APPLICANT: WILLOW PLACE PROPERTIES, LLC (Christopher Johnson)
ADDRESS: 201 Hines Lane
LEGAL DESCRIPTION: A certain lot or parcel of ground in the NW/4 of SE/4 of Section 28, T18N, R3E, Described as follows: BEGINNING at a point on the West line of NW/4 of the SE/4, 495 feet South of the Northwest corner; thence running in a Southerly direction along the West line of said 40 acres, a distance of 185.625 feet; thence in an Easterly direction on a line parallel to the North line of said NW/4 of SE/4 a distance of 704 feet; thence in a Northerly direction on a line parallel to the West line of NW/4 of SE/4, a distance of 185.625 feet; thence in a Westerly direction on a line parallel to the North line of NW/4 of SE/4, a distance of 704 feet to the Point of Beginning.
REQUEST: Front setback Variance from 20' to 15'.

Chris Johnson (property owner) and Joey Riggin (Lazenby) took the podium to tell the Board how the front setback from 20' to 15' would work for the subdivision of 20 lots. Mrs. Ellett at this time asked about the detention basin to which Mr. Riggin told the Board that this was common area for the condominium owners and that the owners would maintain this area. Mrs. Ellett also asked would the detention basin be covered, Mr. Riggin said that it was dry ground it did not hold water except in a heavy rainfall it would fill up and drain as the rain slowed. Mr. Meadows asked Mr. Riggin what the flood elevation was for the area. Mr. Riggin told the Board the flood range was 85.3. Mrs. Henderson asked about the 5' to which Mr. Riggin told the Board the variance was needed to be able to put in the street and to keep the project at one story instead of having to make two story housing. Mrs. Henderson wanted to know about the parking, Mr. Riggin told the Board that it was a 2 car garage, but with enough room to park 2 cars behind the cars in the garage. At this time Mrs. Ellett asked if anyone in the audience was there to speak. Jay Mitchell took the podium and told the Board he was elected as the neighborhood spokesman. Mr. Mitchell stated that they have no objection to allow this variance and that they agreed to 2 things, (1) being that Mr. Johnson enclose the development with a privacy fence, (2) that Mr. Johnson would make the front of Hines Lane look nice.

At this time Marion Meadows made the motion to **APPROVE the request** for the variance. Tommy Goleman seconded. All in favor, motion approved.

As there was no other business, the meeting was adjourned.