



BOARD OF ADJUSTMENTS MINUTES

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, GA 30549

August 6, 2020
6:00 P.M.

Board Members Present

Shirley Turner, Vice-Chairman
James Scott
Joe Holt, Chairman (virtually)

Board Members Absent

Mark Palmer
Steve Wittry

Staff

Jamie Dove, Manager

Shirley Turner, Vice-Chairman, called the meeting to order at 6:00 p.m.

James Scott made a motion to approve the July 9, 2020 BOA minutes and was seconded by Joe Holt. The motion was approved unanimously.

Jamie Dove gave the staff comments. There will **not** be a Board of Adjustment Meeting for September 2020. Also, Ms. Dove read the Public Hearing Procedures and noted that the Public Hearing Procedures are located on the table by the door. Then, Mrs. Turner asked all participants of the meeting to raise their right hand and repeat after her the blanket swearing.

New Business:

1. VA-20-0028 – Greg Albanese, 334 Redstone Road, Jefferson, GA; 1.37 acres; variance request for a metal detached garage/accessory building that is over 500 sq. ft. in a residential zoning district. (Map 056A/Parcel 009A)

Jamie Dove gave staff comments. The applicant is requesting a special exception in order to construct an 880 sq. ft. accessory building to be used as a detached garage with metal siding in a residential zoning district. The proposed accessory building will be required to comply with permitting and inspection requirements, as well as the setbacks for the R-1 zoning district. There are no HOA covenants for this subdivision. Staff has reviewed this application and recommends approval of this variance request.

Greg Albanese, 334 Redstone Rd., Jefferson, GA was present to represent this variance case. Mr. Albanese is requesting a variance for a metal detached garage/accessory building that is over 500 sq. ft. and will be used for storage in a residential zoning district. Currently, Redstone Subdivision has about 20 metal accessory buildings or metal carport structures (pictures are in the boards packets). Mr. Albanese noted that his lot is one of the largest lots in the subdivision. His house is built on one end of the lot and the proposed metal accessory building will be built on the other end. The proposed accessory building will be visible from the street along with a paved driveway. No electrical or plumbing will be installed in the proposed building as of now. Also, there is no intention to run any business out of the garage, only for personal use. Jamie Dove noted that the distancing between driveways was approved by the Jackson County Road Department.

There was no opposition present at the meeting.

Shirley Turner closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

James Scott made a motion to approve the metal detached garage/accessory building that is over 500 sq. ft. in a residential zoning district. The motion was seconded by Joe Holt. The variance was approved by James Scott, Joe Holt, and Shirley Turner.

2. VA-20-0029 – Kevin Fronek, 3601 Holly Springs Road, Pendergrass, GA; 5.56 acres; variance request for a metal storage building/accessory building to be placed in the front yard that is over 500 sq. ft. in a residential zoning district. (Map 078A/Parcel 010)

Jamie Dove gave the staff comments. The applicant is requesting a special exception in order to construct an 875 sq. ft. prefabricated metal accessory building to be placed in the front yard and be used for storage in a residential zoning district. The proposed building will be required to comply with permitting and inspection requirements as well as the setbacks for the R-1 zoning district. Per the Unified Development Code, an accessory building will only be allowed in a side or rear yard. Staff has reviewed this application and recommends approval with 1 condition: 1) The proposed building will comply with the specific use provisions for an accessory use building or structure found in Sec. 3-001 of the Unified Development Code and be placed in the side or rear yard of the lot.

Kevin Fronek, 3601 Holly Springs Road, Pendergrass, GA was present to represent this case. Mr. Fronek would like to build an 875 sq. ft. metal accessory building to be used for storage. The storage building will match the color of the house. Mr. Fronek noted there is no room in the rear and the right side of the property for the storage building. On the left side of the property is the septic tank, drain fields, and the property slopes downhill, thus no level area for a storage building. The front yard is the only area for the storage building to go on this lot. There are no HOA covenants. Mr. Fronek noted that the accessory building will not be used for a business, only for personal use.

There was no opposition present at the meeting.

Shirley Turner closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Then, there was discussion between staff and the board regarding the placement of the garage.

James Scott made a motion to approve the metal detached garage/accessory building that is over 500 sq. ft. in a residential zoning district with 1 condition: 1) Due to the placement of the house on the property and the landscape of the property, the metal accessory building can be placed in the front yard and meet

the R-1 setback requirements. The motion was seconded by Joe Holt. The variance was approved by James Scott, Joe Holt, and Shirley Turner.

Joe Holt made a motion to adjourn and was seconded by James Scott. The vote was unanimous. The meeting adjourned at 6:20 p.m.

Shirley Turner, Vice-Chairman

Date

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