



BOARD OF ADJUSTMENTS MINUTES

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

December 3, 2020
6:00 P.M.

Board Members Present

Joe Holt, Chairman
Shirley Turner, Vice-Chairman
Steve Wittry

Board Member Absent

James Scott
Mark Palmer

Staff

Jamie Dove, Manager of Public Development Dept.
Kathy Holloway, Zoning Administrator

Joe Holt, Chairman, called the meeting to order at 6:00 p.m.

Steve Wittry made a motion to approve the November 5, 2020 BOA minutes and was seconded by Shirley Turner. The motion was approved unanimously.

Jamie Dove gave the staff comments. There will be a Board of Adjustment Meeting on January 7, 2021. Mr. Holt noted to the applicant present that only 3 out of 5 members are present tonight, thus there needs to be 3 affirmative votes to approve the variance case. The applicant had no problem with just 3 members present and wanted to continue with his case. Then, Mr. Holt asked all participants of the meeting to raise their right hand and repeat after her the blanket swearing. Furthermore, Mr. Holt asked for a motion to combine both cases and vote on each separately. Steve Wittry made a motion to combine both cases and vote on each separately and was seconded by Shirley Turner. The motion was unanimous.

New Business:

1. VA-20-0037 – Todd & Melissa Cherry, 217 Walnut Ridge Drive, Hoschton, GA; .76 acre; variance to reduce the rear setback from 40 ft. to 15 ft. (Map 105/Parcel 082)

Jamie Dove gave staff comments. The applicant is requesting a variance to reduce the rear setback from 40 ft. to 15 ft. Due to the unique shape to the lot in the cul-de-sac, it gives extra room to the right of the

house for a storage building. The applicant proposes to build a 40' x 30' detached garage for general maintenance and storage of personal vehicles.

Ronald Todd Cherry, 217 Walnut Ridge Drive, Hoschton, GA was present to represent this variance case. Mr. Cherry noted that the intent of this variance request is to provide additional space along the right rear of the property to build a 40' x 30' detached garage. The garage will be used for general storage and to store his personal truck as well as a place to work on his personal vehicles. Currently, his personal truck will not fit in the attached garage to the home nor the boat door in the basement. He plans to fully insulate the building with sound deadening insulation to minimize any potential noise that may be generated from within. Then, there was discussion between the board and Mr. Cherry. There will be no business run from this accessory building. The exterior of the building will be constructed of wood to match the existing construction of the home.

There was no opposition present at the meeting.

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

Steve Wittry made a motion to approve the variance to reduce the rear setback from 40 ft. to 15 ft. for the construction of a 40' x 30' detached garage. The motion was seconded by Shirley Turner. The variance was approved unanimously.

2. VA-20-0040 – Todd & Melissa Cherry, 217 Walnut Ridge Drive, Hoschton, GA; .76 acre; variance for a detached garage over 1,000 sq. ft. in a residential zoning district. (Map 105/Parcel 082)

Jamie Dove gave staff comments. The applicant is requesting a variance for a detached garage over 1,000 sq. ft. in a residential zoning district. Due to the unique shape to the lot in the cul-de-sac, it gives extra room to the right of the house for a storage building. The applicant proposes to build a 40' x 30' detached garage for general maintenance and storage of personal vehicles.

Ronald Todd Cherry, 217 Walnut Ridge Drive, Hoschton, GA was present to represent this variance case. Mr. Cherry noted that the intent of this variance request is to provide additional space along the right rear of the property to build a 40' x 30' detached garage. The garage will be used for general storage and to store his personal truck as well as a place to work on his personal vehicles. Currently, his personal truck will not fit in the attached garage to the home nor the boat door in the basement. He plans to fully insulate the building with sound deadening insulation to minimize any potential noise that may be generated from within. Then, there was discussion between the board and Mr. Cherry. There will be no business run from this accessory building, only used for personal use. The exterior of the building will be constructed of wood to match the existing construction of the home.

There was no opposition present at the meeting.

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

Steve Wittry made a motion to approve the variance for a detached garage over 1,000 sq. ft. in a residential zoning district. The motion was seconded by Shirley Turner. The variance was approved unanimously.

Steve Wittry made a motion to adjourn and was seconded by Shirley Turner. The motion was unanimous. The meeting adjourned at 6:15 p.m.

Joe Holt, Chairman

Date

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