



BOARD OF ADJUSTMENTS MINUTES

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

June 3, 2021
6:00 P.M.

Board Members Present

Joe Holt, Chairman
Steve Wittry, Vice-Chairman
James Scott

Board Members Absent

Shirley Turner
Mark Palmer

Staff

Jamie Dove, Public Development Manager
Kathy Holloway, Zoning Administrator

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

James Scott made a motion to amend the minutes of the May 6, 2021 BOA Minutes stating that case #1 (VA-21-0045) and case #2 (VA-21-0058) were presented at one time, but voted on separately and was seconded by Steve Wittry. The motion was approved unanimously.

Jamie Dove gave the staff comments. There is no July 2021 BOA Meeting. Then, Joe Holt asked both applicants and board members if the public hearing procedures could be waived, and there were no objections. Joe Holt asked all participants of the meeting to raise their right hand and repeat after him the blanket swearing.

New Business:

1. VA-21-0059 – Corey Johnson, 3187 Brush Arbor Court, Jefferson, GA; .50 acre; reduce County stream buffer from 50 ft. to 15 ft. (Map 105D/Parcel 056F)

Jamie Dove gave the staff comments. The applicant/owner wants to reduce the Jackson County imposed 50' stream buffer to 15'. The State of Georgia 25' buffer will remain undisturbed. The applicant reasons for the variance were primarily for public safety and uniformity to the neighboring lots.

Staff recommends denial of this variance due to the house fitting properly on the lot and finding no hardship for the applicant.

Corey Johnson, 3187 Brush Arbor Court, Jefferson, GA was present to represent this variance case. Mr. Johnson had the following reasons for requesting the reduced county variance: primarily for public safety and the safety of inhabitant's family members; requesting uniformity of the tree line to the neighboring lots, and if left uncleared will reduce the overall home value for the owner and neighbors; reliance on final plat that does not show the 50' county buffer in the purchase of the land; history of approved variances for relief from county imposed buffer. Jamie Dove noted that staff can approve for a diseased tree or dead tree to be taken down, but the stump can't be removed. Mr. Johnson was wanting the stump to be removed to keep out snakes, termites, etc. There was discussion between the applicant, board, and staff.

There was no opposition present.

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 **deny** the reduction of the County stream buffer from 50' to 15' and was seconded by James Scott. The motion was denied unanimously.

There was discussion between the applicant and the board. The applicant wanted the minutes to reflect that the board denied this variance based on safety concerns.

2. VA-21-0060 – Ingram, Lord & Associates, 2131 May Ct., Jefferson, GA; .54 acre; reduce County stream buffer from 50 ft. to 0 ft. (Map 105D/Parcel 040N)

Jamie Dove gave the staff comments. There is an amendment request to this variance by the applicant that will be given during his presentation. Jamie Dove noted there is a 25' State buffer that will remain undisturbed. The applicant reasons for the variance was basically that when this subdivision was final platted, the additional 50' stream buffer was not in effect from Jackson County. Staff recommends denial of this variance due to the house fitting properly on the lot and finding no hardship for the applicant.

Barry Lord, 437 Sam Brown Blvd., Commerce, GA was present to represent this variance case. The site plan, that was turned in with this application, is State approved, but doesn't reflect the variance for the County stream buffer. Thus, Mr. Lord turned in another site plan showing the reduction of the County stream buffer from 50 ft. to 25 ft. In order for this house to fit on the proposed lot, they will need to grade on both sides of the house and within the County stream buffer. Also within the County stream buffer, there will be placement of silt fence and removal of approximately 8 to 10 trees. There was discussion between Mr. Lord, staff, and the board in regards to this variance.

There was no opposition present.

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 **deny** the reduction of the County stream buffer from 50 ft. to 25 ft. and was seconded by James Scott. The motion was denied unanimously.

Steve Wittry made a motion to adjourn and was seconded by James Scott. The motion was unanimous. The meeting adjourned at 6:25 p.m.

Joe Holt, Chairman

Date

DRAFT