



BOARD OF ADJUSTMENTS MINUTES

Jackson County Courthouse
Jury Assembly Room
5000 Jackson Parkway
Jefferson, GA 30549

June 2, 2022
6:00 P.M.

Board Members Present

Joe Holt, Chairman
Les Knoblock, Vice-Chairman
Shirley Turner
Brodriche Jackson

Staff

Jamie Dove, Public Development Manager
Kathy Holloway, Zoning Coordinator

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

Les Knoblock made a motion to approve the May 5, 2022 Board of Adjustment Minutes and was seconded by Brodriche Jackson. The motion was approved unanimously.

Jamie Dove noted there may not be a BOA Meeting next month, as we have not received any cases so far. The deadline to submit cases are Monday, June 6th, 2022. If we receive any variance cases, we will let the board know. The hearing date for July will be July 14th, 2022 due to the 4th of July holiday. Then, the reading of the hearing procedures were waived. Mr. Holt asked all participants of the meeting to raise their right hand and repeat after him the blanket swearing.

New Business:

1. VA-22-0099 – Sullins Engineering, LLC (Matt Sullins), 4378 Hwy. 124 West, Hoschton, GA; 0.81 acre; reducing the 75 ft. stream buffer to 56 ft.; reducing the right side setback from 20 ft. to 14.9 ft.; reducing the left side setback from 30 ft. to 25.5 ft. in order to build a house. (Map 105/Parcel 023)

Jamie Dove gave the staff report. The applicant is requesting the variances in order to place a home on the property. A minimum of 1400 square feet heated space home will be constructed. The lot is very irregularly shaped, making it difficult for required setbacks for an A-2 zoning to be met. Thus, the applicant is requesting to reduce the 75 foot stream buffer down to 56 feet to allow for the septic system repair area to be installed. A further reduction to the right side building setback, which was previously granted by the Board of Adjustment (VA-20-0043) from 40 feet to 20 feet, is now being requested to be reduced from 20 feet to 14.9 feet. A further reduction to the left side building setback that was previously granted by an Administrative Variance (VA-20-0042) from 40 feet to 30 feet is now being requested to be reduced from 30 feet to 25.5 feet. Also, an Administrative Variance was granted on January 29, 2021 to reduce the front setback from 50 ft. to 37.50 ft. Staff has recommended approval of this variance case.

Then, there was discussion between the board, staff, and the applicant in regards to this variance. Mr. Holt noted that this is an unusual piece of property. Several years ago, the board heard a variance case on the setbacks to be able to build a house back on the original house footprint. Soon after that the house was removed, but no house was ever built. Now, we have more variances needed for this same piece of property. So, Mr. Holt would like to hear from the professionals, Jackson County Water and Sewer Authority (regarding encroachment into the stream buffer with the septic repair system) and the Georgia Department of Transportation (regarding driveway separation on Hwy. 124 and moving the house forward with the driveway on the side of the property). Ms. Dove noted that she would reach out to the Jackson County Water and Sewer Authority and the Georgia Department of Transportation to get their opinions on this variance situation.

Jacob Sullins, 302 West May Street, Winder, GA was present to represent Sullins Engineering, LLC. Mr. Sullins noted that they are requesting to reduce the 75 ft. stream buffer to 56 ft. to fit the septic repair system; to reduce the right side setback from 20 ft. to 14.9 ft.; to reduce the left side setback from 30 ft. to 25.5 ft. in order to build the proposed house. The house will be 1400 heated sq. ft., which meets the minimum requirements for a house in Jackson County. Also, Mr. Sullins noted that Kelly Henson of the Environmental Health Department was opposed to the side driveway and the septic system in the front of the house, as there was not enough room. Also, Ms. Henson would not issue a septic system permit for this tract of land until the Board of Adjustment approved the 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.

Brodriche Jackson made a motion to **table** the variance case 60 days to give staff time to look into the concerns of the board. The motion was seconded by Les Knoblock. The variance case was tabled unanimously.

2. VA-22-0100 – Accent Property Solutions, LLC (Jerry Crozier), 781 High Falls Ct., Jefferson, GA; 0.33 acre; reduce the 75 ft. stream buffer to 25 ft. in order to build a house. (Map 105D/Parcel 013I)

Jamie Dove gave the staff report. The applicant and owner request to reduce the Jackson County imposed 50 foot stream buffer to 0 ft. in order to build a house. Based on the site plan, the majority of the house is proposed to encroach into the County buffer. The additional 50 foot imposed Jackson County stream buffer was not in effect when the subdivision was final platted. The State of Georgia 25 foot stream buffer will remain undisturbed. Staff recommends approval of this variance case.

Jerry Crozier, Accent Property Solutions, LLC was not present to represent this variance case. Then, Joe Holt noted that it is a standing rule with the Board of Adjustment, if the applicant is not present, the board will not hear the case.

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

Les Knoblock made a motion to **table** the variance case until 60 days and was seconded by Brodrich Jackson. The variance case was tabled unanimously.

Shirley Turner made a motion to adjourn the meeting and was seconded by Les Knoblock. The motion was unanimous. The meeting adjourned at 6:20 p.m.

Joe Holt, Chairman

Date