



BOARD OF ADJUSTMENTS MINUTES

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

February 4, 2016
6:30 P.M.

Board Members Present

Joe Holt
Marty Clark
Shirley Turner

Board Member Absent

Mark Palmer
James Scott

Staff

Gina Roy, Director
Jamie Dove, Planner
Kathy Holloway, Zoning Coordinator

Joe Holt, Chairman, called the meeting to order at 6:40 p.m.

Marty Clark made a motion to nominate Joe Holt as Chairman of the Board of Adjustments and was seconded by Shirley Turner. The motion to nominate Joe Holt as Chairman of the Board of Adjustment was approved unanimously. There were no other nominations for Chairman. Shirley Turner nominated Marty Clark as Vice-Chairman of the Board of Adjustment and was seconded by Joe Holt. The motion to nominate Marty Clark as Vice-Chairman was approved unanimously. There were no other nominations for Vice-Chairman.

Marty Clark made a motion to approve the December 3, 2015 BOA minutes and was seconded by Shirley Turner. The motion passed unanimously.

Gina Roy gave the staff comments. There are 2 cases to be heard at the next BOA Meeting on March 3rd, 2016. Mrs. Roy noted that if all three members of the board present tonight didn't approve the variance that it would be denied. Also, she noted that the applicant has the choice to postpone the meeting until next month and maybe all members would be present. But, the applicant decided to go ahead with the meeting. Also, Mrs. Roy noted that if there are no objections, she would like to waive the reading of the public hearing procedures and the procedures are located on the table by the door. There were no

objections to waiving the reading of the hearing procedures. Then, Mrs. Roy turned the meeting over to Marty Clark, Vice-Chairman. Then, Marty Clark asked all participants of the meeting to raise their right hand and repeat after him the blanket swearing.

New Business:

1. **BOA-16-01** - David Kirslis requests a reduction in the left side setback from 40 ft. to 6 ft.. at 8978 Highway 441 S., Nicholson, GA to construct a storage building. (Map 017A/Parcel 014)

Gina Roy gave the staff comments. The applicant is requesting to reduce the left-side setback from 40 ft. to 6 ft. to build a shed that measures 18' x 20' (360 sq. ft.). Due to the existing septic system, propane gas lines, a water line, and other previous permanent installations, the proposed area is the only place the property owner could place a shed. The property gains access to U.S. Highway 441 through a gravel drive and established access easement. The UDC allows a 5 foot setback from any side or rear lot line if the structure is 144 sq. ft. or less, but if larger than 144 sq. ft. as in this case, the accessory structure must meet the principal building setbacks of 40 ft. for the sides and rear setbacks. The left side of Mr. Kirslis' property has a 6 ft. wooden fence that blocks the view of the shed from the neighbor's residence, which has been abandoned for a long time. Also, to the rear of Mr. Kirslis' property, there is a 6 ft. wooden fence that blocks the view of the shed from rear property owners. Also, there is an old chicken house located behind Mr. Kirslis' property. The applicant notes that the accessory structure would be constructed out of metal, which is compatible with structures erected in agricultural zones. Staff has reviewed this application in conjunction with the special exception variance standards for approval set forth by the Jackson Co. Unified Development Code, Section 1304 (b). Thus, staff recommends that the Board of Adjustment approve this request.

David Kirslis, 8978 Highway 441 S., Nicholson, GA was present to represent this case. Mr. Kirslis noted that he is requesting a reduction in the left side setback from 40 ft. to 6 ft. in order to construct a shed on his property. He asked the board if they had any questions that he would be glad to answer them. Then, there was discussion between the board and Mr. Kirslis.

There was no opposition.

Shirley Turner made a motion to approve the variance to reduce the left side setback from 40 ft. to 6 ft. at 8978 Highway 441 S., Nicholson, GA to construct a storage building and was seconded by Joe Holt. The motion was approved unanimously by Shirley Turner, Marty Clark and Joe Holt. (3-0)

The meeting was adjourned at 6:50 p.m.

Joe Holt, Chairman

Date