



BOARD OF ADJUSTMENTS MINUTES

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

August 4, 2016
6:30 P.M.

Board Members Present

Joe Holt, Chairman
Marty Clark, Vice-Chairman
Shirley Turner

Board Members Absent

Mark Palmer
James Scott

Staff

Gina Roy, Director
Kathy Holloway – Zoning Administrator

Joe Holt called the meeting to order at 6:30 p.m.

Shirley Turner made a motion to approve the March 3, 2016 BOA minutes and was seconded by Marty Clark. The motion passed unanimously.

Mr. Holt asked the applicant, Barry Lord, if he had any questions in regards to the public hearing procedures. Mr. Lord had no questions in regards to the public hearing procedures. Thus, Marty Clark made a motion to waive the reading of the public hearing procedures and was seconded by Shirley Turner.

Gina Roy gave the staff comments. There will be one case to be heard at the September 1st, 2016 BOA Meeting. Joe Holt asked all participants of the meeting to raise their right hand and repeat after him the blanket swearing.

New Business:

1. **BOA-16-05** - Barry Lord, 636 Marshall Clark Rd., Hoschton, GA; 13.72 acres; reduction of the county greenway buffer from 50 feet to 12.5 feet in order to build a barn with sheds on each end. (Map 114/Parcel 016C)

Barry Lord, 437 Sam Brown Blvd., Commerce, GA was present to represent the case. Mr. Lord noted that this is a 13.72 acre tract located at 636 Marshall Clark Rd., Hoschton, GA. The owner of the property, Sandra K. Johnson, just recently bought this property. Ms. Johnson would like to build a barn with sheds on each end. The property has a large lake and several streams. Due to the configuration of the property; the location of the lake and streams; buffers and setbacks; space to build is very limited. So, Mr. Lord contacted Mrs. Roy and met her at the property to determine if this was state waters and to see whether it would require a variance or not. After looking at the property, Mrs. Roy noted a variance would be required for a reduction of the county greenway buffer. Then, there was discussion between the board and Mr. Lord.

Gina Roy gave the staff comments. The 25 foot wide state imposed buffer would not be varied. The 50 ft. county greenway buffer would be reduced down to 12.5 ft. Also, Mrs. Roy noted that she met with the applicant at the site. There is a slope to the property behind the house. It would require a lot of grading to build the land up behind the house, thus encroaching on the buffer on that side of the lake. It would not require as much grading on the other side of the lake, where they are proposing to build the barn and sheds. Staff recommends approval to this variance request to reduce the county greenway buffer.

There was no opposition.

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

Marty Clark made a motion to approve the variance to reduce the county greenway buffer from 50 ft. to 12.5 ft. in order to build a barn with sheds on each end. The motion was seconded by Shirley Turner. The motion was approved unanimously by Shirley Turner, Marty Clark, and Joe Holt. (3-0)

The meeting was adjourned at 6:40 p.m.

Joe Holt, Chairman

Date