



DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

BOA-16-10

Staff Report

Public Hearing:

November 3, 2016

6:30 p.m.

Applicant: Randy Matheny

Property Owner: Jeff and Lynn King

Zoning District: R-1

Future Land Use Designation: Residential

Character Area Designation: Suburban

Property Location: 99 Wicklow Court (Wicklow Subdivision)

Acreage: 0.935 acres

Zoning Map and Parcel: Map 113C Parcel 004

Board of Commissioners District: District 3 (Commissioner Ralph Richardson, Jr.)

Zoning and Land Use of Surrounding Property: North: R-1, undeveloped
South: A-2, vacant agricultural
East: R-1, single-family residential
West: R-1, undeveloped

Requested Variance: Reduce left side setback from 20 feet to 10 feet

Type of Variance: Special Exception Variance

Overview of the Request: The applicant is requesting to reduce the left side setback from 20 feet to 10 feet in order to build a detached garage.

Transportation: The property gains access off Wicklow Court with 50 feet of right-of-way.

Wetlands/Watershed Areas: The property is located within the Winder Local Intake - Mulberry River Watershed, the Upper Oconee Watershed, and the Athens Middle Oconee Watershed. The property is not located within a groundwater recharge area or flood plain. Lastly, according to the National Wetlands Inventory, there are not wetlands on the property.

MS4 Urbanized Area: The property is not located within Jackson County's MS4 Urbanized Area.

Campaign Contributions & Gifts: The owner's and applicant's affidavit states there were no contributions.

Proffered Conditions: The applicant has not proposed any proffered conditions.

Sphere of Influence: Not applicable.

Property Development History: This property was rezoned from A-2 to R-1 on February 22, 2006 (RZ-05-87) with 6 conditions: (1) the concept plan must be revised to incorporate the required buffer separation between agricultural and residential uses, (2) there must be a 150 foot setback from all agricultural structures to any new residences, and must have an 8 foot privacy fence constructed on all lots that are within the limits of the agricultural structures, (3) applicant must obtain a development permit within 6 months of being rezoned, (4) minimum home size of 2,600 square feet, heated, (5) any lot, on which the privacy fence is required by the agricultural separation is placed, shall have on the deed also a statement of notice, requiring perpetual care and maintenance of said fence, and (6) agricultural use statement shall be deed recorded on all lots within the development.

Special Exception Variance Analysis: This analysis is based upon the "Standards for Special Exception Variances" as set forth in Section 1304(b) of the *Jackson County Unified Development Code*.

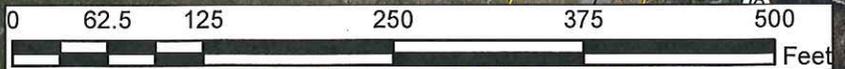
The applicant is requesting a reduction of the left side setback standards for this particular piece of property from 20 feet to 10 feet. The applicant, if granted a reduction, is hoping to place a detached garage on the property that can be accessed by the property owner's driveway. The building is proposed to be 20' x 30'. Please refer to the site plan within the packet provided to show the variance requested.

The application meets the special exception variance criteria (Sec. 1304(b)). In addition, there will be no substantial detriment to the public good if relief is granted, and there will be no injury or diminishment of property values to properties in the immediate vicinity. There will be no public service or facility impact as a result of granting the requested variance.

Planning Staff Recommendation: Staff has reviewed this application in conjunction with the special exception variance standards for approval set forth by the Jackson County Unified Development Code. The staff recommends that the Board of Adjustment consider recommending **approval with 1 condition: (1) the requested variance would only apply to the proposed detached garage.**

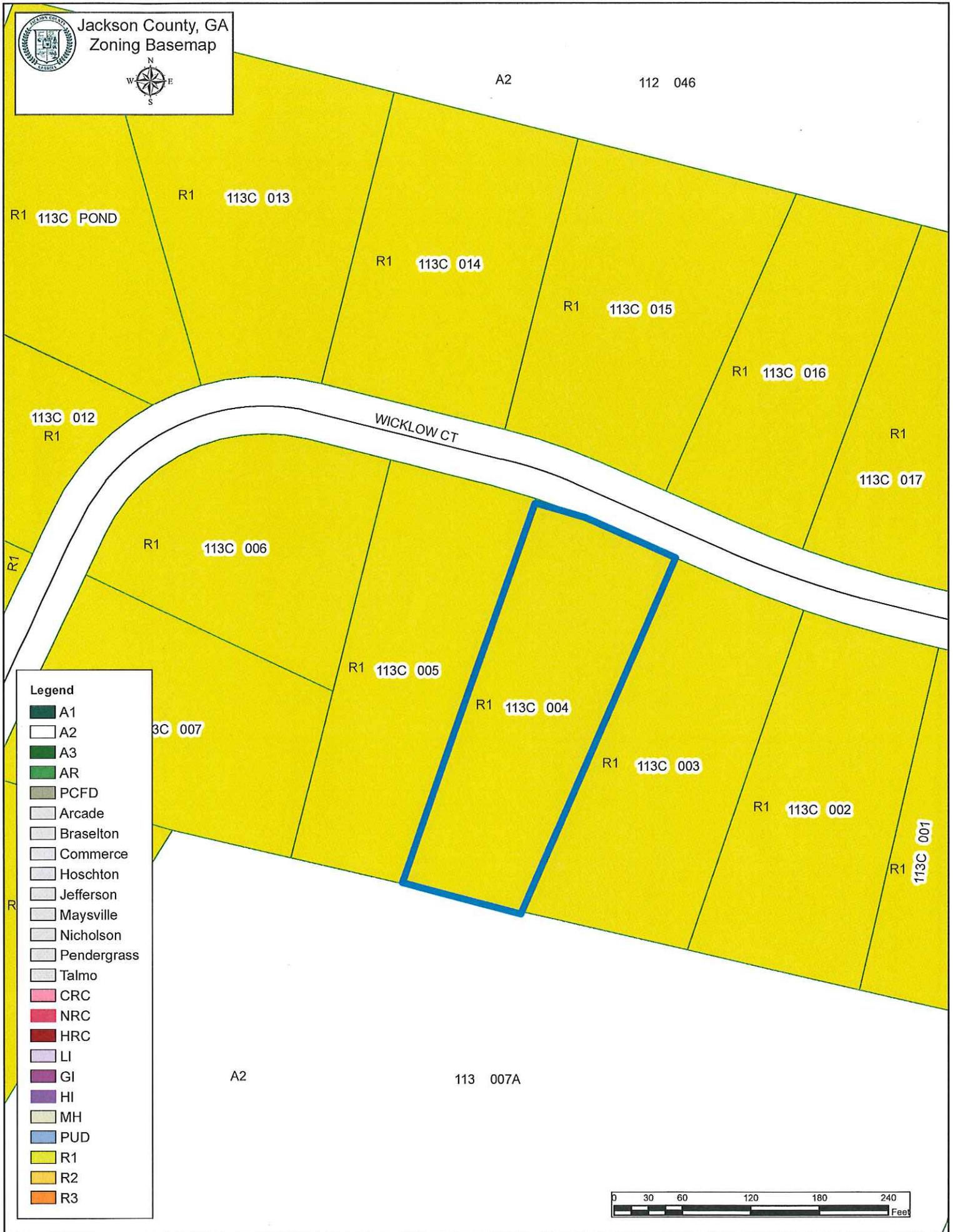


Jackson County, GA
Basemap



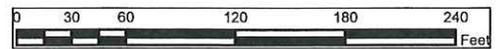


Jackson County, GA
Zoning Basemap



Legend

- A1
- A2
- A3
- AR
- PCFD
- Arcade
- Braselton
- Commerce
- Hoschton
- Jefferson
- Maysville
- Nicholson
- Pendergrass
- Talmo
- CRC
- NRC
- HRC
- LI
- GI
- HI
- MH
- PUD
- R1
- R2
- R3



9-30-16

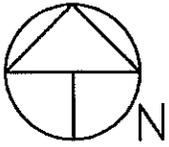
To Whom it may concern:

We are requesting a variance for a reduction of a 20' set back to 10' on left side of property (side with detached garage). The property size is .935 Acres and the zoning is R1. The House size is 45x90 and the ~~Garage~~ Garage is 20'x30'

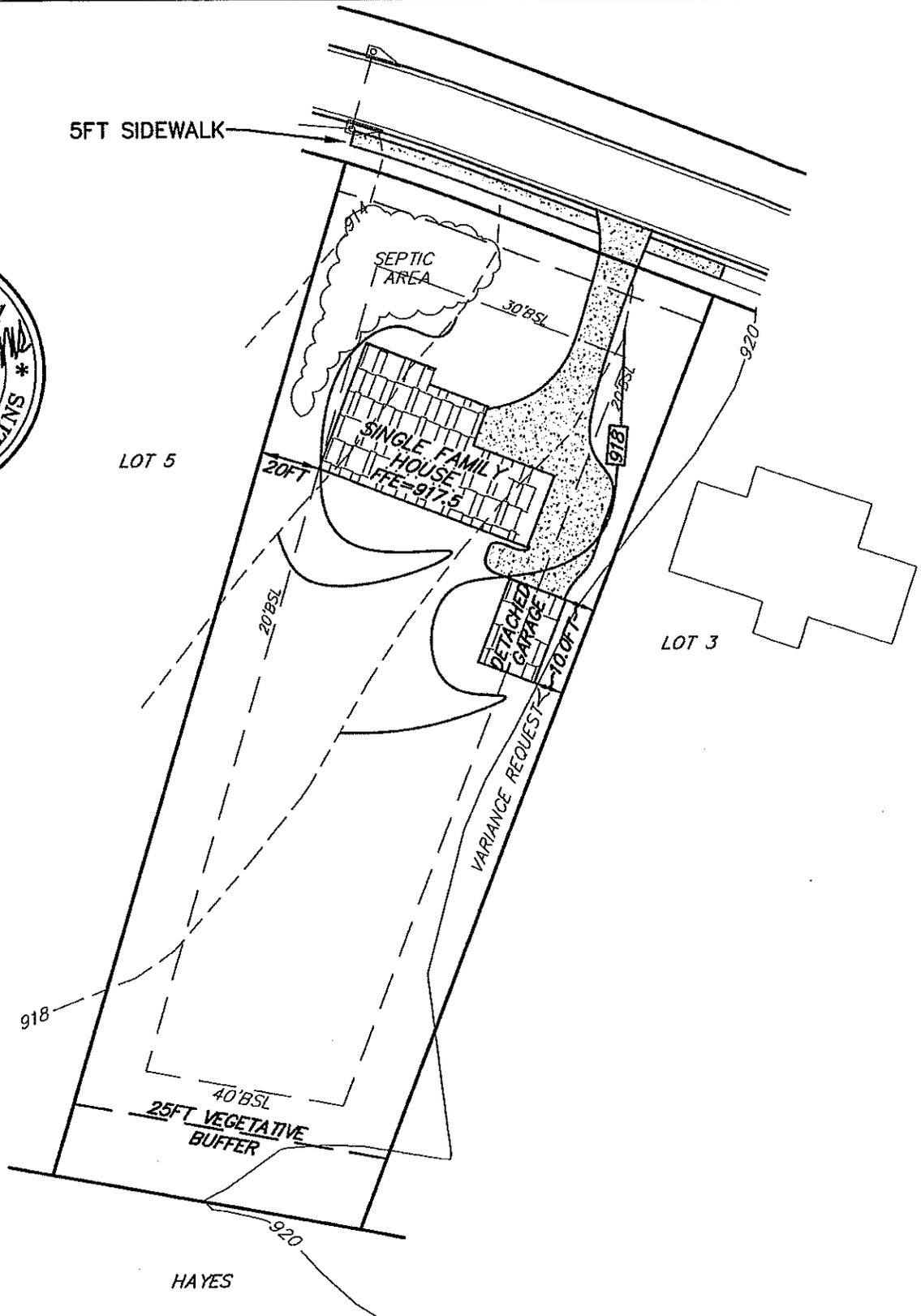
Thank you

Randy L. Mathan

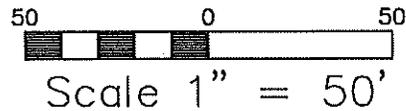
SITE PLAN: 99 WICKLOW COURT

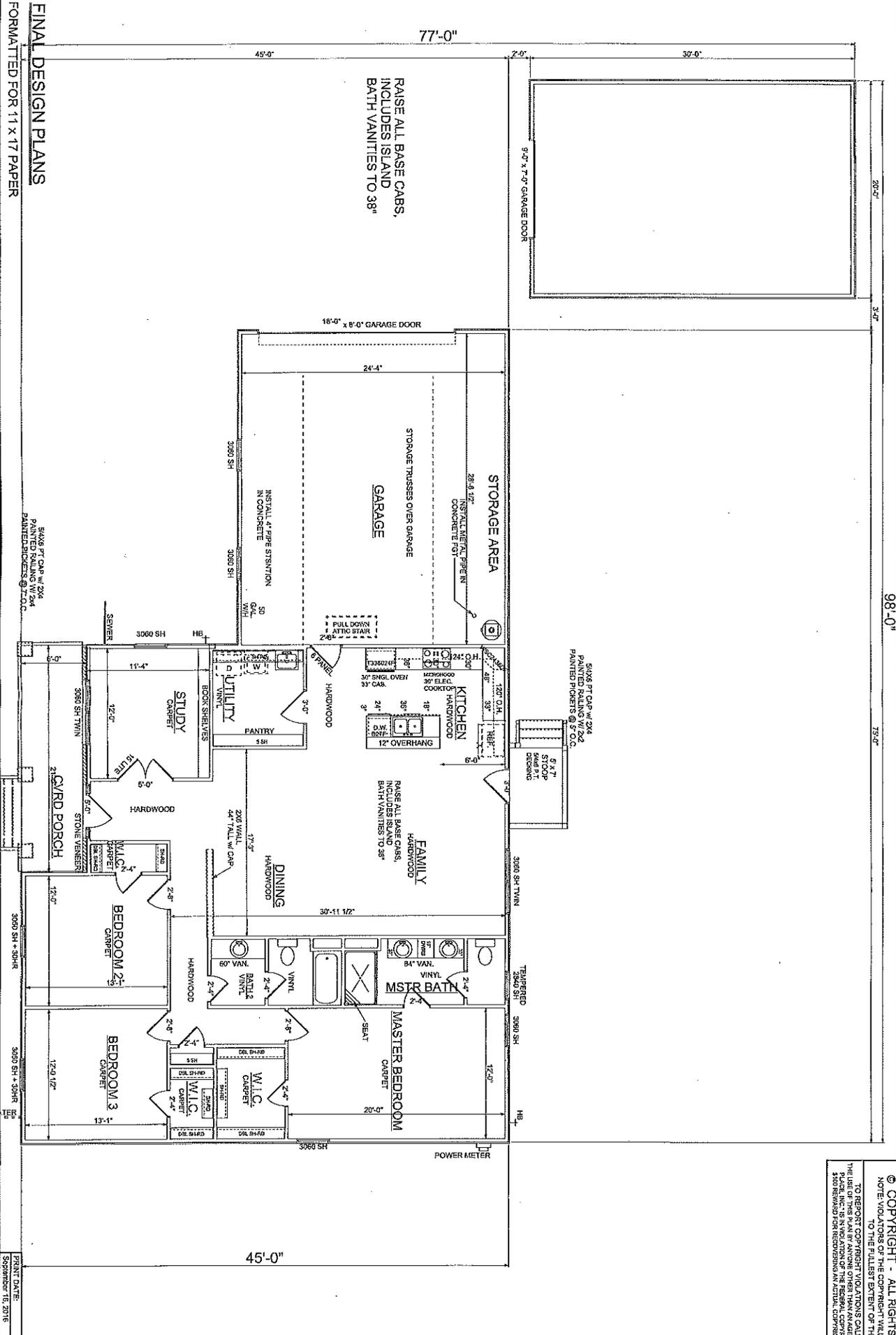


5FT SIDEWALK



DESIGNED BY:
SULLINS ENGINEERING, LLC
PLANNERS ~ ENGINEERS
ATHENS, GA 30606 PHONE: (678) 687-6219
1380 IVYWOOD DRIVE FAX: (866) 591-6002
TERTIARYPERMIT.COM / MATTSULLINS@GMAIL.COM





FINAL DESIGN PLANS
 FORMATTED FOR 11 x 17 PAPER

98'-0"

75'-0"

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 NOTE: VIOLATORS OF THE COPYRIGHT WILL BE PROSECUTED
 TO THE FULLEST EXTENT OF THE LAW

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 THE U.S. DEPARTMENT OF JUSTICE
 FEDERAL BUREAU OF INVESTIGATION
 400 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT

PROPERTY OF:
AMERICA'S HOME PLACE, INC.
 © COPYRIGHT 1995
 SOLD BY: BRAD DURKIN

THE **BELL V - A**
 FOR **JEFF & LYNN KING**
 99 WICKLOW CT.
 HOUSTON, GA 30548
 JACKSON, GA

AREAS:
 FIRST FLOOR 1944 S.F.
 FRONT PORCH 128 S.F.
 GARAGE 812 S.F.
 TOTAL UNDER ROOF 2882 S.F.
 REAR STOOP 35 S.F.

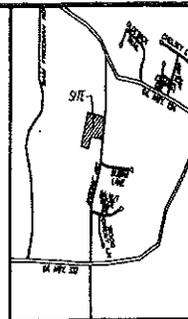
DATE: 06/23/16
 REVISION:
 Pre: 06/23/16
 Final: 07/11/16
 Red Final: 08/01/16
 Red Final: 08/02/16
 JOB # 93-18-010
 DRAWN BY: DARREN SMITH

FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 SHEET NO.: 3
 OF 4
2 X 4 EXTERIOR WALLS UNLESS OTHERWISE NOTED

PRINT DATE:
 5/20/2016

CHARLES W. BOONE
22820 A-2
(Filed Book 64, Page 115)

PLAT BOOK 70 PAGE 42

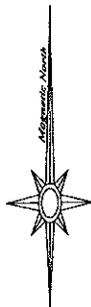


VICINITY MAP
(A73)

OWNER/DEVELOPER
See Campbell
411 Boone Road
Houston, GA 30114
SEE NEIGHBOR CONTACT
See Campbell
(770) 450-1106

CENTERLINE CURVE DATA

Curve	Radius	Length	Chord	Chord Bear.
C1	1000.00'	187.80'	183.82'	N 74°18'33" W
C2	500.00'	84.40'	84.30'	N 73°45'44" W
C3	180.00'	247.53'	228.48'	S 62°00'23" W



A.D. & GLORIA ANN HAYES
22820 A-2
(Filed Book 64, Page 115)

A.D. & GLORIA ANN HAYES
22820 A-2
(Filed Book 64, Page 115)

AGRICULTURAL NOTICE
(GA CODE 44-1-17)

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities looking or acquiring an interest in real property that the property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

Course	Bearing	Distance
L1	S 55°18'28" W	28.28'
L2	N 79°41'32" W	105.00'
L3	N 79°41'32" W	14.53'
L4	N 68°55'35" W	67.44'
L5	N 68°55'35" W	62.30'
L6	N 78°38'36" W	185.94'
L7	S 22°36'36" W	41.26'
L8	S 22°36'36" W	183.53'
L9	S 22°36'36" W	7.75'
L10	N 22°36'36" E	194.69'
L11	N 22°36'36" E	37.85'
L12	S 78°35'52" E	75.23'
L13	S 78°35'52" E	90.71'
L14	S 68°55'35" E	92.70'
L15	S 68°55'35" E	37.04'
L16	S 78°41'32" E	14.53'
L17	S 78°41'32" E	105.00'
L18	S 34°41'32" E	28.28'
L19	S 10°18'28" W	32.22'
L20	S 10°18'28" W	90.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	915.00'	120.47'	120.33'	N 76°09'09" W
C2	915.00'	82.23'	82.72'	N 70°46'11" W
C3	525.00'	88.62'	89.51'	N 73°45'44" W
C4	205.00'	106.58'	105.38'	S 86°30'31" W
C5	205.00'	45.73'	45.64'	S 65°13'26" W
C6	205.00'	129.60'	127.45'	S 40°43'19" W
C7	20.00'	17.45'	16.90'	S 47°36'29" W
C8	50.00'	92.86'	80.06'	S 19°24'08" W
C9	50.00'	53.69'	51.15'	S 64°33'50" E
C10	50.00'	97.79'	82.93'	N 28°30'41" E
C11	20.00'	17.45'	16.90'	N 62°23'12" E
C12	155.00'	213.15'	196.75'	N 62°00'23" E
C13	425.00'	41.29'	41.28'	S 76°06'21" E
C14	475.00'	38.89'	38.88'	S 71°16'18" E
C15	1025.00'	85.38'	85.35'	S 71°16'45" E
C16	1025.00'	107.22'	107.17'	S 76°41'44" E

FINAL PLAT
FOR

WICKLOW SUBDIVISION

LOCATED WITHIN
G.M.D. 248
Jackson County, Georgia
Scale: 1" = 100' December 1, 2006
Prepared By: RES12012101

VENABLE & ASSOCIATES, INC.

1842 WINDER HWY - P.O. BOX 346
JEFFERSON, GEORGIA 30549
PHONE: (706) 367-8233 FAX: 367-4937
JOB NO. 05020 P.R. 2-1720

- NOTES:
- The field data upon which this plat is based has a closure precision of one foot in 24,254 feet and an angular error of 37" per angle point and was adjusted using the Compass Rule.
 - This plat has been calculated for closure and is found to be accurate within one foot in 148,773 feet.
 - The field equipment used in this survey was a Nikon DTM S20 Total Station.
 - The Field Work was completed 12/05.

