



## May 25<sup>th</sup>, 2021 Board of Zoning Appeals Meeting Minutes

### **Call to Order**

The meeting of the Board of Zoning Appeals was called to order at 5:35p.m., by Chairperson John Wells.

### **FOIA**

The Zoning Administrator read the Freedom of Information Act. Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

### **Present:**

John Wells  
Jeremy McKinney  
Tony Axsom

### **Absent:**

Cecil Hutcherson  
Jerry Allen Taylor

### **Review and Approval of the March 23<sup>rd</sup>, 2021 Minutes**

Chairperson, John Wells, asked for a motion on the minutes of March 23<sup>rd</sup>, 2021, to be approved. Jeremy McKinney made a motion, and was seconded by Tony Axsom, and the board voted unanimously to approve the previous minutes.

### **New Business**

#### **Public Hearing on Variance Application**

Variance application 2021-04-23

Doug Hunt of RP&L, LLC requested a variance from the side yard setback requirement of 10' to 5' in a RPH (Single-Family Patio Home Residential

District) for the proposed Chatham Forest Subdivision. Property located at Pine Ridge Road and south of Hwy 29. Tax map #'s 5-15-05-010.00, 5-15-09-024.00 and 5-15-09-025.01. Mr. Wells asked if the representative for the variance would come forward. Chris Brown, engineer with Blue Water Civil Design, came forward and provided a presentation to the board. He explained to the board that due to unit's footprint requirements for the patio home district in which cannot take up more than 30% of the lot, a variance would need to be requested. Mr. Brown stated that the development would have several different size lots. A five (5) foot side yard setback would be requested for the smaller lots. A six and a half (6 ½ ) foot side yard setback would be requested for the medium size lots and a seven and a half (7 ½ ) side yard setback request for the larger lots. Chairperson Wells asked Mr. Brown if the reason for the smaller setbacks is to provide more green space. Mr. Brown said that it would centralize the lots more properly and to provide more percentage of common open space. Jeremy McKinney asked Mr. Brown if the variance was for all the lots. Mr. Brown stated that the request is for the minimum five (5) foot setback which would meet all three of the setbacks for the lots. Mr. Purchase presented the board with the staff report.

Chairperson Wells opened the meeting to the general public. Carol Hawkins came forward and wanted to know the location of the proposed development. She stated that the public notice sign was located on a lot close to her subdivision. Mr. Purchase explained that the public notice sign was posted at the wrong location due to the site conditions on Pine Ridge Road. Mr. Purchase showed Ms. Hawkins on the preliminary plat the location of the proposed development. It was pointed out that the subdivision was not going to be adjacent her subdivision and her issue was resolved. No one else from the public spoke. Chairperson Wells closed the public hearing and asked the board if they had any questions. The board did not have any questions and Chairperson Wells called for a vote. Tony Axsom made a motion to approve the variance and was seconded by Jeremy McKinney and all voted in favor of the variance.

### **III Adjourn**

Chairperson Wells made a motion to adjourn and was seconded by Tony Axsom and all were in favor to adjourn the meeting at 5:48PM.