

November 2, 2022
BZA November 2022

Board Members Present Were: Al Hayes, Tomeka Farley, Kathleen Mullins, Doug Jefcoat, Shaun Roberts

City Personnel Present Were: Fred Cobb, Jazmine Scott

Meeting Called to Order: 2:00pm

First order of business approve minutes from September and October. Minutes approved.

BZA-09-22-001691

910 Talbotton Rd

Ryan Clements present representing the owner of property. Redeveloping the old Azela Trace Nursing Home. Increasing some of the parking. Request to provide 70 parking space. Roberts ask how many parking spaces are available. Clements advised it's a gravel lot right now. There is a building with a loading dock (shows plans) with a gravel lot. Fred asked if engineering was copied on request, and if any objections. Per Clements no objection. No opposition or comments.

Case Decision: Farley made motion to approve. Seconded by Roberts. Motion carries as approved.

BZA-10-22-001842

514 1st Ave

Ernie Smallman, 514-508 on 1st ave were platted together. Has someone that wants to buy 514 1st ave but not the lot, went through variance process. Reason for variance these is a side stoop that comes out the side of the house that is within 10ft of the building set back and the rear of the structure is within the 30ft setback , that is what triggered the variance. Hayes asked if went through the BHAR. Smallman advise that he did have approval. Hayes got a call from president of BHAR. Roberts asked if the variance is for the property that he is for sale. Smallman advise he wants 508 replat to be recorded and 514 separately.

Sie Ethmel own property couple doors down, asked how you can change the zoning from property that does not have structure on it. Fred advises any property can request a variance. Will have opportunity in each case to oppose. Roberts clarified that the variance is only for the separation of the property, and the house that is existing. No oppositions.

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Case Decision: Jefcoat made motion to approve based on the fact that the side stoop has created a hardship toward the back of the lot. Seconded by Farley. Motion carries as approved.

BZA-10-22-001853

5072 Turnberry Ln

Edward Hamilton present wants to add garage to existing home, asking for variance to reduce setback, wants a double garage. Hayes asked if anything was built. Farley asks what is the reason if the setback requirement is 10 , what is the reason it cant be built within 10ft. Mullins advise it currently is a double garage attached to the house. Jefcoat ask if this requires permission from the neighborhood association. Hamilton advise that he got the o.k from the neighborhood and both neighbors on the side.

Francis Powell 5066 Turnberry Ln, asked to be sure that garage will not go past his driveway. Ok if he stays on his driveway. Hamilton says he is not pouring a new driveway.

Case Decision: Jefcoat made motion to approve. Seconded by Roberts. Motion carries as approved.

BZA-10-22-001900

7669 Veterans Parkway

NO SHOW. TABLED TIL NEXT MEETING.

BZA-10-22-001901

1309 29TH Street

Boys and Girls Club of Chattahoochee Valley, Ryan Davis. Teen center for the boys and girls club hardship 34 parking spaces will ruin the facility. Rodney (CEO of Boys and Girls club of Chattahoochee Valley) wants to keep space for staff and keep in tack the ball field. Roberts asked when the kids are picked up, how do they come to the cars. Rodney advise there are busses that take the kids home and roundabout to pick up kids. Fred ask if engineering had a copy of plan, they have copy of plan just awaiting approval of variance. Jefcoat asked is there enough street for parking. No oppositions.

Case Decision: Roberts made motion to approve variance request to move effectively utilize the space and the property. Seconded by Farley. Motion carries as approved.

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Meeting adjourned at 2:26pm.