

BOARD OF ZONING APPEALS

Minutes

January 30, 2012

Eron Moore, Chairman	Present
Ronnie Allen	Present
Mark Burson	Present
John Pentecost	Present
Sandra Futch	Present

Chairman Moore called the meeting to order at 6:00 pm and declared a quorum present.

Mr. Moore asked the board to approve the agenda with the change of moving item number 1. Election of 2012 Officers to item number 3. and revising the order accordingly. A motion was made by Mr. Burson to approve the agenda as Mr. Moore requested. The motion was seconded by Mr. Allen. The motion carried. 4-0

A motion was made by Mr. Pentecost to approve the prior meeting minutes of November 28, 2011. The motion was seconded by Mr. Allen. The motion carried. 4-0

OLD BUSINESS

There was no old business.

NEW BUSINESS

- | | |
|--------------------------------|----------------------------------|
| 1. V-11-06 | Front Yard Setback |
| Atlanta Church of God | Reduction from 50' to 25' |
| 395 West Pike Street | |
| Lawrenceville, GA 30046 | |
| 5-144-034 | |

Mr. Moore asked the Planning Department for the staff report. Mr. Ferguson gave the recommendation for approval based on an existing setback encroachment.

Mr. Moore asked if the applicant was present. Mr. Greg Dechko who is the architect for the project gave the presentation. Mr. Dechko stated the church would like to utilize the additional space created by the encroachment of an existing deck to complete the remodel of the building. Mr. Dechko gave examples of other buildings in the immediate vicinity along Pike Street where the building encroached on the setback line.

Mr. Moore asked if there were any questions from the Board. Mr. Burson stated that the applicant had requested a setback reduction to 25' but the Planning Department had noted the encroachment of the building was 22' from the property line. Mr. Dechko stated that he

was requesting the remodel of the building to lie at the location of the existing deck and since that was 22' then the request would be for 22'.

Mr. Moore asked if there was any opposition. There was none. Mr. Moore then asked for a motion. Mr. Burson made a motion to approve the request to allow the building to encroach into the front yard setback 22' from the property line. Mr. Allen seconded the motion. The motion carried. 4-0

- 2. V-11-07 Allowance of 36' tall pole sign**
Clinton Moseley on behalf of Colonial Buick
850 Collins Hill Road
Lawrenceville, GA 30046
7-010-056

Mr. Moore asked the Planning Department for the staff report. Mr. Ferguson gave the report stating that the sign was existing and its removal was due to the 316 / Collins Hill Road expansion planned by the GDOT. Mr. Ferguson stated that because the applicant proposed to reuse the existing sign and because the need for the variance was not caused by the applicant's actions, staff recommended approval.

Mr. Moore asked if the applicant was present. Mr. Clinton Moseley spoke on behalf of Colonial Buick. Mr. Moseley stated that the proposed sign location is well away from the property line and that due to the elevation relationship of 316 to the proposed location, the sign height would only be around 20' higher than the 316 road grade.

Mr. Moore asked if there were any questions from the Board. Mr. Burson asked the applicant how long the sign had been located on the property. The applicant stated since 1989.

Mr. Moore asked if there was any opposition. There was none. Mr. Moore then asked for a motion from the Board. Mr. Allen made a motion to approve the variance as requested. Mr. Pentecost seconded the motion. The motion carried. 4-0

3. Election of 2012 officers

Mr. Moore turned the meeting over to Mr. Billew for the election of 2012 officers. Mr. Billew handed out ballots and asked the Board members to write down a nomination for Chairman and Vice Chairman. Mr. Billew read the nominations and stated that if no one was opposed, the nominations would also serve as a vote. There was none opposed. Mr. Billew stated that Mr. Moore had been unanimously elected Chairman of the 2012 Board of Appeals and that Mr. Allen had been elected Vice Chairman of the 2012 Board of Appeals by a vote of 4 to 1.

Mr. Moore asked if there were any other reports by staff or Board members. Mr. Ferguson stated that there had been no applications received by the Planning Department for the February meeting date and so there would not be a meeting.

Mr. Moore then called for a motion for adjournment. Mrs. Futch made a motion to adjourn.
Mr. Allen seconded the motion. The motion carried 4-0

Eron Moore, Chairman

Joshua M. Ferguson,
Planning and Zoning Department