

**Pike County Board of Appeals
Minutes
July 16, 2015**

The Pike County Board of Appeals held its scheduled monthly meeting on July 16, 2015, at 7:00 pm in the Pike County Board of Commissioner's meeting room located at 79 Jackson Street, Zebulon, Georgia. Members present were Chairperson Ron Snowden, Meredith Sorrow, and Leslie Ratliff. Bonnie Byrd Gardner and Brent Taylor were not present. Also present was David Allen, Director of Planning and Development, who recorded the meeting. Several members of the public were present.

- I. Meeting was called to order by Chairperson Ron Snowden at 7:00 p.m.**
- II. A motion to approve the agenda and to swap the order of the two applications was made by Meredith Sorrow and seconded by Leslie Ratliff. Vote 3/0**
- III. A motion to postpone approval the June 18, 2015 meeting minutes until some discrepancies can be clarified was made by Meredith Sorrow and seconded by Leslie Ratliff. Vote 3/0**

Approval Condition #7 is missing the end of the sentence.

Clarification of wording on additional Approval Condition #4.

Question on meaning of hours of operation on additional Approval Condition #8.

Clarification of berm size. It seems to say 36 feet wide at one point and 40 feet wide elsewhere in the minutes.

IV. New Business:

Public Hearing:

SE-15-10 – Randy and Michelle Corbin, property owners and applicants, are requesting a special exception in an A-R zoned district to allow for a General Home Occupation (seasonal / occasional sales of pine straw, rock, and dirt) on their property. The subject property, located at 321 Oxford Circle, has approximately 178 feet of frontage along the southeastern side of Oxford Circle. The property is located in Land Lot 109 of the 9th District of Pike County, Georgia. The property consists of 10.75 acres and is further identified as Tax Map Parcel #042 050.

David Allen provided an overview of the situation, and Mr. Corbin was present to answer any further questions. Mr. Allen noticed that Country Corbins in the City of Williamson was closing and that the Corbins were moving the remainder of their business to their residence on Oxford Circle. He contacted Mr. Corbin and thought it best that a special exception for the business be approved.

Mr. Corbin came forward and said that his business is scaling down from what he had in Williamson. He does mostly pine straw deliveries to Birmingham now. He will not advertise the business at his residence. No one can just show up invited and be served. He has some loyal

customers that already know where he is and will want pine straw on occasion. He wants to get away from mulch – he is cutting back on his business and does not foresee expanding. When he leaves in his tractor trailer, he goes out the nearest (and the widest) end of Oxford Circle – out the Dillahunty end (south end). This occurs two to three times a week, but Mr. Dillahunty does not have a problem with it.

No one else spoke in favor of the request at the meeting. Mrs. Neath and Mr. Dillahunty, Mr. Corbin's immediate neighbors on both sides, provided letters stating that they had no objections to the described business at Mr. Corbin's property.

Tommy Oxford of 67 Oxford Circle spoke in opposition to the request. He said that he is concerned about the potential for a lot of business traffic on his end of Oxford Circle (north end). That end is very narrow and two cars cannot comfortably pass each other. He also said that this is a residential area, and a business is not really a good fit for the immediate area. Oxford Circle is also poorly maintained – the County only scrapes it every 4 to 5 years.

Carolyn Oxford, wife of Tommy Oxford, was also opposed to the request. She asked if he could start another business there after this one is approved (he would need another approval by the Boards). She said that Mr. Corbin would have no control over who comes to the business and when. She reiterated that the road was narrow on their end of Oxford Circle.

Board member Meredith Sorrow said that there were a lot of trucks going down Highway 18 anyway (the Oxfords are at the corner of Oxford Circle and Hwy. 18). She said that there seems to be a separate 4-wheeler (renters nearby ride 4 wheelers all the time) and a road maintenance issue, which are not associated with the special exception request. She suggested a "No Right Turn" sign at the Corbin entrance to guide customers away from the narrow end of Oxford Circle. (Mr. Corbin's regular customers know that they cannot go down this end anyway. It is not physically possible to make the turn.)

A motion to recommend approval of the special exception request with the listed conditions, plus the additional condition of a "no right turn" sign being posted at the Corbin property entrance, was made by Meredith Sorrow and seconded by Leslie Ratliff. Vote 3/0

Approval Conditions:

- 1. An annual business license shall be required.**
- 2. Any new signs shall conform to the County Sign Ordinance.**
- 3. Vehicular flow associated with the business shall access Highway 18 via the southern end of Oxford Circle only (near the Christmas tree farm). A "No Right Turn" sign shall be installed at the entrance to 321 Oxford Circle.**
- 4. The tree line between the mulch area and the property to the west (401 Oxford Circle) and between the mulch area and the road shall be augmented by planting Leyland Cypress or other equivalent evergreen trees as a vegetative screen.**

SE-15-09 – Ron Snowden, property owner and applicant, is requesting a special exception in an A-R zoned district to allow for a trailer / camper to be used on the subject property for temporary housing at a construction site (renovating an existing home on the property). The subject property, located at 1052 Vega Road, has approximately 146 feet of frontage along the southern side of Vega Road. The

property is located in Land Lot 173 of the 8th District of Pike County, Georgia. The property consists of 0.5 acres and is further identified as Tax Map Parcel #084 067.

The Board questioned whether this should be heard, since they had requested that these types of situations be handled administratively and the Board of Commissioners had agreed. David Allen replied that it would not be an official administrative situation until the Zoning Code omitted references to the situation needing a special exception. The Board felt that, since it would be best if Ron Snowden recused himself from the hearing and in doing so would create a lack of a quorum, they would offer no recommendation to the Commissioners on this case. They had no issues with the actual case, it was just a question of procedure.

A motion to forward the special exception request to the Board of Commissioners with no recommendation. Vote 3/0

V. Discussion:

Leslie Ratliff brought up the Slow Exposures camping event at Chestnu Oak Center in September. She questioned whether it violated the approval conditions to have a non-agricultural event at the Center with no exhibits, just camping. David Allen said that he would review the approval conditions and check with Chris Curry about the circumstances of the event.

VI. Adjournment: 8:45 pm

A motion to adjourn was made by Meredith Sorrow and seconded by leslie Ratliff. Vote 3/0