

**Pike County Board of Appeals  
Minutes  
March 19, 2015**

The Pike County Board of Appeals held its scheduled monthly meeting on March 19, 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 Vice Chairperson Ron Snowden, Bonnie Byrd Gardner, Meredith Sorrow, and Leslie Ratliff. Brent Taylor was 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 Vice Chairperson Ron Snowden at 7:00 p.m.**
- II. A motion to approve the agenda was made by Bonnie Byrd Gardner and seconded by Leslie Ratliff. Vote 3/0**
- III. A motion to approve the December 18, 2014 meeting minutes and the January 15, 2015 meeting minutes was made by Bonnie Byrd Gardner and seconded by Leslie Ratliff. Vote 4/0**
- IV. New Business:**

**Public Hearings:**

VAR-15-01 – Gwen Balliew Robinson, property owner and applicant, is requesting a variance in an A-R zoned district to allow for a reduction in the current A-R minimum lot size, in order to undergo a property transfer to correct a driveway and well encroachment. The subject property, located at 1844 Bottoms Road, currently has approximately 177 feet of frontage on the northern side of Bottoms Road, and approximately 538 feet of frontage along the western side of West Milner Road. The property is located in Land Lot 144 of the 9<sup>th</sup> District of Pike County, Georgia. The property currently consists of 2.0 acres and is further identified as Tax Map Parcel #028 016 A.

David Allen provided an overview of the situation, and Gwen Robinson, property owner, and Randy Boyd, surveyor, were present to answer any questions. Mr. Boyd was authorized to speak on behalf of Ms. Robinson. He said that both the subject property and the adjacent property were both originally owned by David Lindsey. Mr. Lindsey hastily created the subject property and built a house on it to resolve a situation with his sister. Ms. Robinson is the daughter of Mr. Lindsey's sister. Due to the haste of the construction, there was a driveway encroachment and a well encroachment between the properties, which was not realized until 2009.

The proposed plat prepared by Mr. Boyd puts the driveway fully onto Ms. Robinson's property as it should be, and puts the well onto the adjacent property as it should be. The property swap results in Ms. Robinson's property becoming approximately 2.35 acres, below the modern standard of 3 acres for A-R zoning. The 3 acre minimum cannot be achieved, so the applicant is asking for a variance on lot size to help solve the encroachment situation. (There would also be a

problem if the driveway was moved, because it would then encroach on the existing septic field in the front yard.)

No one spoke in opposition to the request. Gwen Robinson spoke in favor of the request.

The Board asked if one of the proposed property lines was drawn straighter into the adjacent property, would the 3 acre minimum be able to be achieved. Mr. Boyd did some calculations and found that it would still come up short (about 2.6 acres). The Board also asked if the well was shared between the two houses. It was not.

**A motion to approve the variance request was made by Bonnie Byrd Gardner and seconded by Meredith Sorrow. Vote 4/0**

SE-15-03 – Jason T. Scott, property owner and applicant, is requesting a special exception in an A-R zoned district to allow for a General Home Occupation (gunsmith / gun repair business) on the subject property. The property, located at 481 Misty Lane, has approximately 43 feet of frontage on the southern end of Misty Lane (private drive). The property is located in Land Lot 255 of the 1<sup>st</sup> District of Pike County, Georgia. The property consists of 13.85 acres and is further identified as Tax Map Parcel #053 008 D.

David Allen provided an overview of the situation, and Jason Scott was present to answer any questions.

Mr. Scott said that his home occupation will not be open to the general public – it will be by appointment only. He will not sell new guns there. There is federal licensing and training that he must complete prior to opening.

No one spoke in opposition to the request. Scott Weaver, a friend and pastor spoke in favor of the request.

The Board asked if he would have any new signage out there. Mr. Scott said he would not. The Board reminded him about the requirement of only using 25% of the square footage on the property for the business. Mr. Scott said that he would only need about 30 square feet to operate the business.

**A motion to recommend approval of the special exception request with the listed conditions was made by Bonnie Byrd Gardner and seconded by Meredith Sorrow. Vote 4/0**

**Approval conditions**

- 1. An annual business license shall be required.**
- 2. All federal and state requirements must be met.**
- 3. Any new signs shall conform to the County Sign Ordinance.**

**V. Discussion:**

**A motion to appoint Ron Snowden as Chairman. Vote 4/0**

**A motion to appoint Brent Taylor as Vice Chairman. Vote 4/0**

**VI. Adjournment: 7:29 pm**

**A motion to adjourn was made by Bonnie Byrd Gardner and seconded by Meredith Sorrow. Vote 4/0**