

Administrative Variance Committee Meeting Minutes June 11, 2024

The Peachtree City Administrative Variance Committee met Tuesday, June 11, 2024 at City Hall. Present were Planning and Development Director Robin Cailloux, City Councilman Clint Holland, and Interim City Manager Justin Strickland. Justin Strickland called the meeting to order at 2:08 p.m.

Approval of the meeting minutes from April 17, 2024. Robin Cailloux made the motion to approve, and Justin Strickland seconded the motion. Councilman Clint Holland abstained. Motion passed 2-0.

108 Butternut Lane

Robin Cailloux gave a description of the property and gave details about the administrative variance request of the homeowner. The applicant is requesting relief in the form of an administrative variance from an existing rear setback encroachment requirement [Section 1011.4(h)] of the R-1, One-Family Residential zoning district, which requires a minimum rear building setback of 30 feet. As a condition of the building permit for a front deck replacement, the applicant was required to get an as-built survey. While the front deck complies with the front setback requirements, the survey revealed that the rear corner of the home encroaches into the rear setback by 3.9 feet (3 feet 9 inches). The home was built in 1972 and the current home-owners were not the property owner when the encroachment occurred.

The applicant has included a justification narrative, letters of support from adjacent property owners, and the as-built survey.

Councilman Holland made a motion to approve the administrative variance for 108 Butternut Lane and the motion was seconded by Robin Cailloux. Motion carried 3 to 0

206 Gates Entry

Robin Cailloux gave a description of the property and gave details about the administrative variance request of the homeowner. The applicant is requesting relief in the form of an administrative variance from the rear setback requirement of the LUR-16 zoning district, which requires a minimum rear building setback of 30 feet. The applicant proposes to construct a roof over an existing patio slab, encroaching into the rear setback by approximately 5.3 feet (5 feet, 3 inches). The existing home is in compliance with other LUR-16 setbacks and the proposed cover will not encroach into the 24-foot drainage easement.

The applicant has included a justification narrative, site plans/survey showing the proposed improvement in relation to the rear property line, HOA approval letter, and letters from adjacent property owners.

Councilman Holland made a motion to approve the administrative variance with the condition that no further encroachment beyond the existing concrete patio for 206 Gates Entry. The motion was seconded by Robin Cailloux. Motion carried 3 to 0.

220 Creekstone Bend

Robin Cailloux gave a description of the property and gave details about the administrative variance request of the homeowner. The applicant is requesting relief in the form of an administrative variance from the rear setback requirement [Section 1001.4(i)] of the R-10, One-Family Residential zoning district, which requires a minimum rear building setback of 30 feet. The applicant proposes to construct a 288 square-foot shed (12 foot by 24 foot), encroaching into the rear setback by approximately 14 feet. The existing home is in compliance with other R-10 setbacks.

The zoning ordinance allows sheds to automatically encroach into the rear setback on lots of this size if the shed is 100 square feet or less. However, because the applicant is requesting a shed larger than this size, they must proceed with the administrative variance process to allow a building permit to be issued.

The applicant has included a justification narrative, site plans/survey showing the proposed improvement in relation to the rear property line, and letters from adjacent property owners.

Councilman Holland noted that the proposed shed could be relocated elsewhere on the property and not encroach into the setback. Strickland commented that the shed size could be reduced to not encroach into the setback. Cailloux stated that the shed could be split into 2 separate sheds with a smaller one of 100 square feet or less encroaching into the setback, as permitted by ordinance, and the larger one located outside of the setback. There is no ordinance limiting the number of sheds permitted on a lot, she noted.

Councilman Holland made the motion to deny the administrative variance. The motion was seconded by Robin Cailloux. Motion carried 3-0.

There being no further business, Justin Strickland moved to adjourn. Robin Cailloux seconded, and the meeting adjourned at 2:25 PM.

Beverly Ramsey, Recording Secretary

Justin Strickland, Interim City Manager