

HARRIS COUNTY BOARD OF ZONING ADJUSTMENTS

February 25, 2021

7:00 PM

Harris County Courthouse, Room 223, Hamilton, GA

Members Present: Chris Butzon, Dewey Batchelor, Lora Taft, Tim Shelton and Michael Downs.

Staff Present: Brian Williams, Community Development Director

1. **CALL TO ORDER.** Chairman Butzon called the meeting to order and a quorum was present.
2. **MINUTES.** The motion to approve minutes of the December 3, 2020 meeting was made by Mr. Downs, seconded by Mr. Batchelor, and passed unanimously.
3. **ELECTION of CHAIRMAN and VICE-CHAIRMAN.**

A motion was made by Mr. Batchelor to nominate Mr. Butzon as Chairman,
Seconded by Mrs. Taft, and passed unanimously.
A motion was made by Mrs. Taft to nominate Mr. Batchelor as Vice-Chairman,
seconded by Mr. Shelton, and passed unanimously.
4. **ADOPTION OF 2021 SCHEDULE.** The motion for the adoption of the 2021 Board of Zoning Adjustments schedule was made by Mr. Shelton, seconded by Mr. Batchelor, and passed unanimously.
5. **NEW BUSINESS**
 - A. **Variance request of David Bonsall, from Article IV, Section 3.4(c), of the Harris County Zoning Ordinance, for a reduction of the required 12 foot side setback for a two-story addition to 9 feet; property located at 1630 Quail Hollow Drive, Hamilton, GA.** Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. Mr. Batchelor asked how drainage would be constructed. Mr. Bonsall, (applicant), responded that he would be installing french drains and swales to manage the drainage on the site. There being no further comments or questions, the motion to approve the variance was made by Mrs. Taft, seconded by Mr. Batchelor, and passed unanimously.
 - B. **Variance request of Terrie & Larry Munn, from Article V, Section 6, of the Harris County Zoning Ordinance, regarding the placement of an accessory structure (detached garage) of 2,160 SF in the front yard; property located at 8761 GA Hwy 315, Cataula, GA.** Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. In response to questions from the BZA Board, Mr. Munn, (applicant), responded that the location is the best place on the property; That the structure is not located in the flood zone; that they are not going to enclose the structure; that the neighbors are okay with the structure; and yes, the structure has already been built. There being no further comments or questions, the motion to approve the variance was made by Mr. Downs, seconded by Mrs. Taft, and passed unanimously.
 - C. **Variance request of Brad Parker for Hunter Road Baptist Church, from Article V, Section 6, of the Harris County Zoning Ordinance, regarding the placement of an accessory structure (detached garage) of 480 SF in the front yard of the church; property located at 1803 Hunter Road, Cataula, GA.** Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. Brad Parker (applicant) explained that the proposed location of the accessory structure in the front yard coordinates with the future master plan and drainage concerns; that the structure will be used for storage of a van; and that materials and paint will be similar to the church. There being no further comments or questions, the motion to approve the variance was made by Mr. Shelton, seconded by Mrs. Taft, and passed unanimously.
6. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Downs, seconded by Mr. Batchelor, and passed unanimously.

Christopher Butzon, Chairman

Attest:

Brian Williams, Acting Secretary