

# HARRIS COUNTY BOARD OF ZONING ADJUSTMENTS

December 1, 2022

7:00 PM

Harris County Courthouse, Room 223, Hamilton, GA

Members Present: Chris Butzon, Dewey Batchelor, and Maria Copeland.

Members Absent: Lora Taft

Staff Present: Brian Williams, Community Development Director

- 1. CALL TO ORDER.** Chairman Butzon called the meeting to order and noted that a quorum was present.
- 2. MINUTES.** The motion to approve minutes of the October 27, 2022 meeting was made by Mr. Batchelor, seconded by Mrs. Copeland, and passed unanimously.

### 3. NEW BUSINESS

**A. Variance request of Russell and Merri Sherman from Article V, Section 6, of the Harris County Zoning Ordinance, for the placement of an accessory structure/detached garage (60' x 48') (2,880 s.f.), in the front yard in an A-1 (Agricultural/Forestry) zoning district. The property is located at 1459 GA Hwy 208, Hamilton, GA.**

Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. Mr. Sherman, (applicant), described the reasons for the variance and that they will have a buffer of trees between the building and GA Hwy 208. Mr. Batchelor asked what the structure would be used for, to which, Mr. Sherman responded that it would be a detached garage for storage of their campers. There being no further comments or questions, the motion to approve the variance was made by Mrs. Copeland, seconded by Mr. Batchelor, and passed unanimously.

**B. Variance request of Lance Layman, from Article IV, Section 3.4(c), of the Harris County Zoning Ordinance, regarding a variance from the 50' front setback to be reduced from 50' to 39' on the southwest corner of the house, and a 2' reduction on the southeast corner of the house. The property is located at 314 Quail Trail, Fortson, GA.**

Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. Mr. Layman, (applicant), explained the reasons for the requested variance and stated that the home had to be moved forward due to the installation of the septic system and drainage runoff. Jesse Talley, a neighbor at 406 April Lane, spoke in favor of the variance request. Brian Williams, Community Development Director, read a letter submitted from Bobby and Angela Benefield who were not in favor of the variance request. There being no further comments or questions, the motion to approve the variance with conditions was made by Mr. Batchelor, seconded by Mrs. Copeland, and passed unanimously. The conditions are (1) Plant four (4) evergreen trees, (tree shall be replaced if it dies) to create a landscape buffer between the house and the right of way of Quail Trail – Evergreen trees shall be 10 ft. tall at time of planting prior to issuance of the Certificate of Occupancy.

(2) Plant shrubbery in front of home to be 5 ft. in height at maturity.

- 4. ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mrs. Copeland, seconded by Mr. Batchelor, and passed unanimously.

  
Christopher Butzon, Chairman

Attest:

  
Brian Williams, Acting Secretary

1-26-2023