

**CITY OF PINE LAKE**  
**PUBLIC HEARING ACITON AGENDA**  
**September 27, 2022, 6:30 PM**  
**Council Chambers**  
**459 Pine Drive, Pine Lake, GA**

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**Call to Order** –Mayor Melanie Hammet called the public hearing to order at 6:45 pm. The meeting was delayed pending the arrival of Bill Johnston, City Zoning Consultant.

Present: Mayor Hammet, Mayor pro tem Jean Bordeaux and Council members Brandy Hall, Augusta Woods and Nivea Castro. City Administrator ChaQuias Miller-Thornton, Public Works Supervisor Raoul Martinez and Administrative Coordinator Missye Varner were also present. Chief of Police Sarai Y’Hudah-Green, Council Member Tracey Brantley and City Attorney Susan Moore were not present.

**Public Hearing**

The purpose of the hearing is to solicit input on Variance Application requests submitted by representative for **497 Oak Drive, Pine Lake, GA (Parcel 18 041 08 009)** and to potentially render Council decision in the matter. Applicant is seeking variance from R-1 Residential District development regulations relative to reducing the minimum side yard setback of 10ft by 9ft resulting in a 1ft setback and relative to the limitations on projections into required setbacks for decks to project no more than 36 inches into any required yard – to allow for a projection of 108 inches into the side yard setback. Variances are also sought from Stream Buffer Protection regulations to allow encroachment into the undisturbed natural vegetative buffer that shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank and from Stream Buffer Protection regulations is requested to allow encroachment into the additional setback of 25ft where all impervious coverage is to be prohibited.

City Administrator Miller-Thornton presented the request for the variance and the environmental report from Clark Patterson and Lee the city’s Engineering firm. Mayor Hammet read the variance request and opened the public hearing taking comments in favor/opposition. Applicant Jordon Tomesch, property owner requested approval for the variance. City Zoning Consultant Johnston addressed a series of questions regarding his findings especially the deck that will impact of the property on the southern property boundary.

There were not any public comments therefore the hearing was closed, and the matter was taken up by Council for deliberations. Upon call of the question, Council Member Hall motioned to approve the variance with the following conditions of the revised plans:

- Construct the deck so as not to encroach the side yard setback
- Redesign the walkway to be perpendicular to the stream
- Present an adequate mitigation plan
- Present an adequate grading plan

The motion was seconded by Mayor pro tem Bordeaux. The vote passed unanimously by Council and the conditional variance was approved.

**Adjournment**

The Public Hearing concluded at 7:25 pm.