

CITY OF PINE LAKE
PUBLIC HEARING MINUTES
January 31, 2023 6:30 PM
Council Chambers
459 Pine Drive, Pine Lake, GA

Call to Order –Mayor Melanie Hammet called the public hearing to order at 6:34pm.

Present: Mayor Hammet, Mayor pro tem Jean Bordeaux and Council members Augusta Woods, Tracey Brantley and Nivea Castro. City Manager ChaQuias Miller-Thornton, Administrative Coordinator Missye Varner, Chief of Police Sarai Y’Hudah- Green, City Attorney Susan Moore and City Zoning Consultant Bill Johnston were also present. Council Member Brandy Hall was not present.

Public Hearing

The purpose of the hearing is to solicit input on Variance Application requests submitted by representative for **455 Oak Drive, Pine Lake, GA (Parcel 18 041 08 284)** and to potentially render Council decision in the matter. Applicant is seeking variance from R-1 Residential District development regulations relative to maximum lot coverage provisions. Request for variance is the result of proposed development of the subject property.

Mayor Hammet read the variance request. Council Member Castro stated that she is familiar with the applicant and that, after talking with the City Manager, Ms. Castro determined that she does not need to recuse herself. Mayor Hammet opened the public hearing taking comments in favor/opposition beginning with Applicant Kevin Polite, property owner. City Zoning Consultant Johnston presented the zoning official report and addressed a series of questions regarding his findings. Zoning Consultant Johnston recommended denial of the application based on the findings that not all required criteria for granting a variance were met.

Following the receipt of all public comments and the presentation of relative reports, the receipt of public comments was concluded, and the matter was taken up by Council for deliberation. The Council discussed access to property, water runoff as it relates to stormwater, parking, the front porch encroachment, that one property cannot borrow lot coverage from the adjacent property to meet zoning requirements, etc.

Council Member Brantley asked the applicant if there were other means to lessen the impermeable as it relates to the driveways.

Mr. Polite replied that he was asking for the variance on the lot and that the current zoning allows for two-two story houses and that he would have to submit new plans. He stated that it would be less intrusive to build two one story houses.

Mayor pro tem Bordeaux stated that the construction might improve the neighborhood and increase the tax base; however, the variance does not address why zoning ordinance has the 35% for impervious surface and that the increase of run-off for a two-story dwelling is a concern. Ms. Bordeaux also said that the application does not meet all of the requirement criteria for a variance and that, maybe, only one requirement was met and that the proposed development cannot share impervious surfaces of two separate lots to

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build two separate houses.

Council Member Castro inquired about having a gravel driveway for parking.

Council Member Woods stated that all of the requirements for the variance were not met.

Council Member Brantley said that having the two lots is an unusual circumstance and most people building would not have two lots to combine coverage and that it should not be part of the deliberation.

Following discussion, and upon call of the question, Mayor pro tem Bordeaux motioned to deny the application. The motion was seconded by Council Member Brantley. The motion to deny the variance for the proposed development at 455 Oak Drive, passed 3-0-1 with Council Members Jean Bordeaux, Tracey Brantley, and Augusta Woods voting in favor of the motion, with no vote being cast against the motion, and with Council Member Castro abstaining from the vote.

Adjournment

The Public Hearing concluded at 7:10 pm.