

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

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

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.

Mayor Hammet read the variance request and opened the public hearing taking comments in favor/opposition beginning with Applicant Jordon Tomesch, property owner. City Administrator Miller-Thornton presented the request for the variance and the environmental report from Clark Patterson Lee, the City’s engineering firm of record. City Zoning Consultant Johnston present zoning official report and addressed a series of questions regarding his findings.

Following the receipt of all public comment and the presentation of relative reports the receipt of public comments was concluded, and the matter was taken up by Council for deliberation. Council discussed access to property, proposed deck encroachment, grading of property, mitigation measures to offset encroachment, parking, etc.

Upon call of the question, Council Member Hall motioned to approve the application with conditions. The motion was seconded by Mayor pro tem Bordeaux.

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The motion passed unanimously to approve the application for variance as relative to proposed development at 497 Oak Drive, with the following conditions:

- Presentation of architectural stamped plans depicting:
 - No encroachment of the side-yard setback area by the proposed deck.
 - Reconfiguration of the proposed walkway so that the walkway only runs perpendicular to the stream.
- Presentation of adequate mitigation measures, as a means of mitigating the effect of encroachment of the stream buffer and setback areas.
- Presentation of an adequate grading plan which minimizes grading, filling and earthmoving within stream buffer and setback areas.

Adjournment

The Public Hearing concluded at 7:25 pm.