

THOMASVILLE BOARD OF ARCHITECTURAL REVIEW AND ZONING APPEALS
OFFICIAL MINUTES
Wednesday February 11, 2009

The Thomasville Board of Architectural Review and Zoning Appeals met in a regular session on Wednesday, February 11, 2009, at 10:00 a.m. in the Municipal Building Council Chambers. Members present were Allison Knox, Carol Biggs, Mark Parker and Janet Liles. Also present was Duane Treadon Zoning Administrator. Citizens who were present are listed on the meeting sign in sheet.

Call to Order

Janet Liles called the meeting to order.

Approval of Minutes

A motion was made by Mark Parker and seconded by Allison Knox to approve the minutes of the January 14, 2009 meeting. The motion passed unanimously.

Old Business - ARZA-09-01-01

Applicant: **Jeremiah Horne**

Location: **216, 218, 220 Young St.**

Request: **Request for variance to**

- **Sec. 22-181 Development density standards**
 - **Increase from 3 to 6 units**

- **Sec 22-283 Vehicle use area construction material**
 - **allow use of pervious paving materials for vehicle use area**

Mrs. Liles asked Mr. Treadon to present the staff report on the application. Mr. Treadon presented the report, see attached.

Mr. Treadon addressed the Board highlighting the points from last months meeting. In reviewing the history of the project Mr. Treadon explained that originally plans were submitted for thee units each with two bedrooms for total of six bedrooms. During construction it was noticed that alterations had been made from the originally approved plans and that a stop work order had been placed on the project. During this time the applicant proposed new building plans showing alteration to the floor plan that would allow for three bedrooms in each unit for a total of nine bedrooms. These plans have not been approved but a preliminary zoning review found that the revised plans would meet zoning codes.

Mr. Treadon submitted to the Board the declaration of restrictions for property for the proposed units. Mr. Treadon reviewed the restrictions line by line. Mr. Treadon reminded the Board that if at anytime this property was not being used for multi-family then the property will revert back to single family residential. Mr. Horne will have to maintain the floor plan that was submitted and reviewed by this

Board. If Mr. Horne wanted to change anything then he will have to come back before this Board to get approval for the changes. Mr. Treadon stated that this restriction would not be valid until it was recorded by the applicant, Mr. Horne. In conclusion Mr. Treadon did advise the Board that the applicant did not have to file a request for variance as his originally revised plans (three, three bedroom units) did meet zoning code.

Mr. Liles then opened the floor for public comment.

Next to speak was John Moon. Mr. Moon advised that he lives at 402 E Clay St. and that the project abuts his rear property line. Mr. Moon had concerns regarding the infrastructure could not handle the increased sewage. Mr. Moon had concerns with the potential number of trash receptacles or a dumpster being placed on the property. Mr. Treadon explained that no dumpster is planned and that trash pick up would be by trash containers, one for each unit. The most likely placement would be at the rear of the structure. Mr. Treadon reminded the Board and audience that the City of Thomasville Solid Waste Dept. rolls containers out to the street for trash pick up and rolls the containers back after pick up. Mr. Moon also had concerns over the maintenance of the proposed pea gravel saying that if not properly maintained it can get compacted into the ground resulting in just dirt or scattered outside of the vehicle area. Mr. Moon suggested a Turf Block System to be in place that could be in-filled with grass or the pea gravel but would be contained. Mr. Moon advised that he was unsure by the landscape plan presented but that it looked like part of the landscaping plan was on his property in particular his tree. Mr. Moon said that in the plan he saw his tree had been taken down and he wants his tree to remain.

Carl Wood who lives at 317 E Clay St. spoke next. Mr. Wood had concerns regarding more people in this neighborhood. He has seen relatives move in and never move out. How would the City be able to regulate just one person per unit. Mr. Wood stated that he had installed the turf block system and has stood up for the last 35 years.

With no further comments from the public Mrs. Liles closed the floor to public comment.

Board members then began a discussion on the proposed restrictions. The Board made the following changes to the declaration of restrictions:

Article 1: Floor Plan, Elevations, Occupancy and Inspections

#3 – f. Front **and side** foundation walls must have a brick veneer

Article 2: Landscape and Maintenance

#4. A minimum of 3" of pea gravel **or Turf Block System** shall be maintained and contained within the designated area of the driveway and parking stalls;

#8. The entire premises, pea gravel driveway **or Turf Block System** driveway and parking areas, lawns and planting beds shall remain free of weeds, trash and other debris;

#13. A maximum of 6, 90 gallon trash cans are allowed at any given time and shall be stored at the rear of the building in such a place as to not be visible from the street; **trash cans shall be enclosed in a finished wooden structure on concrete pad.**

After discussion, a motion to approve the variance request was made by Mark Parker and seconded by Allison Knox the following resolution was approved by unanimous voice vote:

**BE IT RESOLVED BY THE ZONING BOARD OF APPEALS, AND IT IS HEREBY
RESOLVED BY THE AUTHORITY OF THE SAME**

that the variance to

Thomasville Municipal Code Sections 22-181, 283

- **Sec. 22-181 Development density standards**
 - **Increase from 3 to 6 units**

- **Sec 22-283 Vehicle use area construction material**
 - **allow use of pervious paving materials for vehicle use area**

requested for property located at

216, 218, 220 Young St. is approved.

The grounds for this decision are based on the Board's finding that such conditions are peculiar to the piece of property involved and The location, size, intensity, site layout and period of operation of any such proposed use will be designed to eliminate any possible nuisances emanating there from.

In addition the Board finds that:

The following items be changed in the Declaration of Restrictions for the property:

Article 1: Floor Plan, Elevations, Occupancy and Inspections

#3 – f. Front **and side** foundation walls must have a brick veneer

Article 2: Landscape and Maintenance

#4. A minimum of 3" of pea gravel **or Turf Block System** shall be maintained and contained within the designated area of the driveway and parking stalls;

#8. The entire premises, pea gravel driveway **or Turf Block System** driveway and parking areas, lawns and planting beds shall remain free of weeds, trash and other debris;

#13. A maximum of 6, 90 gallon trash cans are allowed at any given time and shall be stored at the rear of the building in such a place as to not be visible from the street; **trash cans shall be enclosed in a finished wooden structure on concrete pad.**

SO DONE this the 11th day of February, 2009.

With no further business the meeting was adjourned.