

# Lincoln County Planning Commission Meeting

## September 8th, 2008 - 5:30 p.m.

The Lincoln County Planning Commission met in regular session on Monday, September 8, 2008 at 5:30 pm in the Conference Room of the Planning and Zoning Department building. Those present were Coleman Kennedy, Vice-Chairman, District Three; Commissioner Barney Aycock III, District Two; Commissioner Bill Parker, District One; Commissioner Jim Mattison, At Large by the Chairman; Britt Hammond, County Attorney; Meg Burg, Planning and Zoning Director and Denise Cunningham, Planner.

1.

**Call Meeting to Order**

Vice-Chairman Kennedy called the meeting to order.

2.

**Invocation**

Chaplain Barney Aycock opened the meeting with prayer.

3.

**Pledge of Allegiance to the Flag**

Vice-Chairman Kennedy led in the Pledge of Allegiance to the Flag.

4.

**Declaration of a Quorum**

Quorum was confirmed by Vice-Chairman Kennedy.

5.

**Approval of Minutes**

On motion by Commissioner Aycock and seconded by Commissioner Mattison, the board voted unanimously to approve the minutes from the previous meeting.

6.

**Variance Request**

**Applicant: Georgia Carolina Boat and Ski Club**

**(owner: Mrs. Ann Webb of Lot# 46 )**

**Side and Rear Setback**

Vice-Chairman Kennedy opened the meeting with a variance request for a side and rear set-back for Lot# 46 located in the Georgia Carolina Boat and Ski Club leased by Mrs. Ann Webb. Mr. and Mrs. David Cook were present to represent Mrs. Webb.

**Mrs. Cook had presented the board with a letter from her grandmother, Mrs. Webb asking for the variance. The letter stated that there was a previous building on the lot that was removed due to age and deterioration inside and out. Mrs. Webb applied for a permit through the boat club which was granted. However, the new building is bigger and was placed 1 foot off of the property line which Mrs. Webb was not aware of the boundary lines. There is a hot tub and handicap ramp that prevents her from relocating the structure on the lot. The building has a freezer and is used as storage for medical supplies and gardening tools. Mr. and Mrs. Roger Lord has the lot next to Mrs. Webb and advised that Mrs. Webb had moved out and is residing at another lot that is currently under remodeling. Mr. Cook did confirm that she is trying to sell the lot. Mr. Lord was concerned that if the variance is approved, would it affect his lot if he should have to rebuild. Meg Burg, zoning director, advised that he would be able to rebuild because he is within the setback requirements. Commissioner Aycock questioned the use of the building and Mrs. Cook confirmed that it was for storage only. Mr. Rabon Saxon adjoining property owner on the rear side advised that Mr. Cook originally asked him to wire the building for a sun tanning bed. Director Burg stated that the change of presidents were not aware of the requirements. In a recent meeting with board members, the planning and zoning department provided a list of requirements for any upcoming requests. (See Attachment A) Director Burg asked Mr. Lord his opinion and he said it was a big improvement from the previous building. Director Burg stated that if the variance was approved it should be approved with conditions that it is used for storage only. Commissioner Parker motioned that the variance should be returned back to the boat club to make their final decision before coming back to the Planning and Zoning Department. Commissioner Parker motioned that the variance be tabled for the next 30 days. In addition, Commissioner Aycock motioned for a resolution that the Georgia Carolina Boat and Ski Club be requested to have the 53 lots plotted with existing structures surveyed by a registered surveyor showing the interior lines before issuing any more permits. Commissioner Mattison seconded the motion and the board voted unanimously to table the variance for 30 days. Attorney Hammond then stated that once the action by the Commissioners is taken, the resolution will be documented.**



## **GEORGIA-CAROLINA BOAT CLUB**

### **Requirements for obtaining a permit:**

Approved notarized letter from the boat club.

1. Plot plan with 5ft. setbacks off lot lines indicated.
2. Approved Septic Tank Permit from the Lincoln County Health Department (Ph# 706-359-3154). A re-inspection is required for existing septic system for all structures including accessory buildings regardless of size. This requirement is due to the limited space of shared systems within your club to identify where water and sewage lines are located.
3. All property lines must be marked prior to any approvals.
4. Preliminary on-site courtesy review should be held prior to approval of request. (Applicant or representative must be present.)
5. Present original notarized letter and building plans to the Planning and Zoning Department to submit to the Planning and Zoning Board of Commissioners for approval at the next monthly meeting.

Once approved by the Planning and Zoning commission from our regular scheduled meeting, you will need to follow normal procedures to apply for building permit for new home, additions or accessory buildings.

7.

**PLANNING AND ZONING  
DEPARTMENTAL UPDATE AND DISCUSSION**

**The commission members then entered into discussion of various zoning issues.**

8.

**ADJOURN**

**On motion by Commissioner Aycock, seconded by Commissioner Parker, the board voted unanimously to adjourn.**

---

**Coleman Kennedy, Vice-Chairman**

---

**Denise Cunningham, Planner**