



Council Members

Rick Hayes
Ron Scott
Beth McMillan
Maurice Mercer
Mildred Lanier

Mayor
Gary W. Waters

City Manager
Gretchen DiFante

City Clerk/Treasurer
Tom Seale, MMC, CMRO

ZONING BOARD OF ADJUSTMENT MEETING

March 30, 2018

Meeting called to order by Chairman Joe O'Brien at 7:30 A.M.

Members present were: Joe O'Brien, Mike Harris, Mike Kelley and Mike Harris. Building Official Bob Miller was also present.

The following request was presented:

Variance request: To change Front setback line from 50 ft. to 20 ft. (30 ft. variance) for garages assessed from the front of the residence.

Locations: Lot 119: 3027 Camellia Ridge Court, Lot 129: 3013 Camellia Ridge Court, Lot 102: 1006 Camellia Ridge Court, Lot 112: 3024 Camellia Ridge Court, Lot 121: 3019 Camellia Ridge Court, Lot 113: 3028 Camellia Ridge Court and Lot 107: 3004 Camellia Ridge Court.

Applicant: Newcastle Development LLC

Bob Miller described Newcastle Developments process as there is a pond that was designed by EDG that flooded in 2017 due to 9 inches of rain. Also, there has been numerous meetings with the Planning & Zoning Commission to get this subdivision, Camellia Ridge, approved. Once the final plat was approved we issued permits immediately. Ordinance No. 135-206 that was adopted May 4, 2015 states "garages accessed from the front of the residence must be at least fifty (50) feet from the front right-of-way line and must be accessed via a suitable hard bituminous or concrete surface driveway that runs from the street beside the residence to the garage." From the City stand point, we made a mistake and I believe we need to grant the variance. Mr. Glenn has reluctantly said he will redesign all plans and landscape going forward to meet the City's code. Glenn Siddle, who is the owner of Newcastle Development, spoke to the fact they had no way of knowing about the 50 ft. setback on the garages due to it not being on the website or engineers not knowing it. Newcastle Development said they have spent thousands of dollars on this subdivision thus far and there was a statement said before that we would have to tear down what we have already and we don't want to do that, our model home is almost completed. Mike Kelley asked if there was any forms, foundation survey or plot plan turned in for the City to see the set back before a permit was issued. Mike Harris asked Mr. Siddle if it was the same engineer that approved the subdivision Keeneland Greene and why did the engineer not catch this if it was on the final plat for Keeneland Greene. Bob stated again that the City over looked it and he feels we need to grant this variance. Mike Kelley asked if we grant the variance, will there be a flow in how the homes or some stick out further than the other. Glenn answered there will be a good



Council Members

Rick Hayes
Ron Scott
Beth McMillan
Maurice Mercer
Mildred Lanier

Mayor
Gary W. Waters

City Manager
Gretchen DiFante

City Clerk/Treasurer
Tom Seale, MMC, CMRO

flow and it will be a beautiful neighborhood. Also, Mr. Siddle stated had he known about the ordinance he would have made the lots bigger or not even bought the property.

Mike Kelley made the motion to grant the variance as presented. Danny Hayes seconded the motion and all approved. Variance was granted.

Variance request: To change rear setback line from 25 ft. to 19 ft. (6 ft. variance) for deck to extend beyond rear setback of the residence

Location: Lot 109: 3012 Camellia Ridge Court.

Applicant: Newcastle Development LLC

Bob made a comment that the deck on the back of some homes has a 6x6 post that makes it over the rear setback line. Nothing will ever be built behind these homes in Camellia Ridge due to the fact that they backup to the detention pond. Bob told the board members he has no problem granting the variance. Danny Hayes asked Mr. Siddle if the grading process for the lots that are not being built on yet could be redone to shave off some of the hill. Mr. Siddle answered he doesn't want to shave the hill side more, that would be ideal, however, he doesn't want to do it due to the financial cost. Mr. Kelley asked if the deck stairs can change direction. Mr. Siddle said yes, but if there's a window we can't do that. Mr. Harris and Mike Kelley requested they do not come back to the Zoning Board of Adjustment to ask for another variance for this Camellia Ridge.

Mike Kelley made the motion to grant the variance as presented. Danny Hayes seconded the motion and all approved. Variance was granted.

Variance request: To change rear setback line from 25 ft. to 22 ft. (3 ft. variance) for deck stairs to extend beyond rear setback of the residence.

Location: Lot 11: 3020 Camellia Ridge Court.

Applicant: Newcastle Development LLC

Mike Kelley made the motion to grant the variance as presented. Danny Hayes seconded the motion and all approved. Variance was granted.



Council Members

Rick Hayes
Ron Scott
Beth McMillan
Maurice Mercer
Mildred Lanier

Mayor
Gary W. Waters

City Manager
Gretchen DiFante

City Clerk/Treasurer
Tom Seale, MMC, CMRO

Variance request: To change rear setback line from 25 ft. to 22 ft. (3 ft. variance) for deck stairs to extend beyond rear setback of the residence.

Location: Lot 114: 3032 Camellia Ridge Court.

Applicant: Newcastle Development LLC

Mikel Kelley made the motion to grant the variance as presented. Danny Hayes seconded the motion and all approved. Variance was granted.

With no other business to come before the board Joe O'Brien asked for a motion to adjourn. Mike Kelley made the motion to adjourn. Danny Hayes seconded the motion.

The meeting was adjourned at 7:48 AM.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,
Kelsey Cunningham
Secretary