

**FEBRUARY 4, 2008
CITY OF SENOIA
PUBLIC HEARING
VARIANCE APPLICATION
REDUCTION IN SQUARE FOOTAGE
7:00 PM**

VISITORS: Brenda & Tommy Matthews, Bill Roy, Jason Edens, Ollita Bennett, Robert Tytus, Jonathan Wilson, Steve Jenkins, Sam & Suzanne Helfman, Leslie Neville, Paul & Ann Price, Trey Alverson, George Amey, Teron Hallums, Willie Miller, Bob Tinsley, Ken Barnard, John Chappell, Lesley Merriman, Mark McCammon, Donna Black, Pam Reynolds, Brian Hendry, David Moye, Bob Werner, John Strength, Tom Reese, John Thompson, Bob Rolader, Bill Wood, Mike Devane, Becky Payne, Chuck & Pat Elchorst, Don Trisler, Beria, Amelia & Beria Orr Jr., Chuck Ogletree, Jim & Melinda Garver, Kirsten & Rodney Walker, Brenda Pedraza-Vidamour, Rick Reynolds, Bill Weston, Gail Downs, Billy Tyre, Mary Provost, Jack Humphrey. Steve Fox, Carrie Molleson, Paul Tully, Steve Burgess, Pat Hembree, Cal Watson, Karen Allen, Ed Mitchell and Andrew Wrenwick

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order and welcomed all.

2. PURPOSE OF PUBLIC HEARING

To present and receive comments on an application for variance received from Habitat for Humanity for a reduction in the minimum square footage for the dwelling at 30 Drake Street from 1,500 to 1,000 sq. ft.

3. COMMENTS FROM APPLICANT

Chuck Ogletree of Peachtree City United Methodist Church stated that the Church is partnered with Habitat for Humanity and are planning to build a house at 30 Drake. The unusual circumstances are the reason for the variance. Mr. Ogletree stated that this is a great opportunity to clean up the lot on Drake as the current structure will be torn down and replace with a 1,000 sq. ft. The current structure is approximately 1,200 sq. ft and an attempt will be made to save all existing trees. The Historical Preservation Committee has met with the applicant and the plans are to construct a home with historic flavor.

4. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry stated that the current structure has been looked and condemnation is warranted. Mr. Ferry has also spoken with the homeowner about cleaning up the property and removing the accessory structures and he has agreed. Mr. Ferry further stated that the application would definitely improve the area and feels that it is appropriate to approve the variance and all future structures be built to code. C. Graham asked if the variance is not granted, would condemnation still move forward & was told yes.

5. COMMENTS FROM PUBLIC

Jim Garver of 390 Pylant Street points out the uniqueness of the historic district and feels the pluses far outweigh the decrease in sq. ft. and is in favor of approving the variance. Mary Provost of 10 Teal Court stated that she is in favor of the variance.

Willie Miller of Fayetteville stated that he owns the property adjacent and doesn't have a problem with the variance but would like the property surveyed. Habitat assured Mr. Miller that it will be.

Steve Fox who owns property on Turin Street stated that he is in favor as it will be a definite improvement and will get the property cleaned up.

Bill Tyre of 10 Standing Rock Road is worried about making the mortgage and the property reverting back to habitat & was told that in the event of non-payment, Habitat will take action

6. COMMENTS FROM COUNCIL

C. Harrison asked what the cost difference is between 1,000 and 1,500 & was told roughly 15,000 to 20,000 or \$35 to \$40 per sq. ft. C. Harrison then asked for the type of siding & was told hardiplank. C. Graham asked if the person defaults, does the property go back to Habitat & was told by Leslie Merriman, yes. C. Graham then asked how the property is passed down, will the home default to Habitat & was told the heirs would take over unless default again, then it goes back to Habitat. C. Graham informed all that he is opposed to the reduction and does not want to set precedence. C. Graham asked what is the reason for the reduction. Mr. Bill Wood stated that the key issue is affordable, senior housing for a single individual. This will provide a sustainable, manageable home that will improve the neighborhood. The variance is unique to this property, which is affordable. Mr. Wood was asked if the proposed homeowner could afford a 1,000 sq. ft. home opposed to a 1,500 & was told yes. Ms. Merriman stated that Habitat has never built a 1,500 sq. ft. home as the largest has been 1,300 for a family of 6. Mayor Belisle asked what the sq. ft. is of the current structure & was told approximately 1,200. C. Harrison asked if a storage shed will be provided & was told yes, an 8x8. Mayor Belisle asked Mr. Whalen is he sees any issues with the legality of action & was told that a variance shouldn't be driven by affordability & asks what the hardship is. Mayor Belisle then stated that Habitat is simply meeting the needs for non-profit

7. ADJOURN

Mayor Belisle made motion to adjourn the February 4, 2008 Public Hearing & was 2nd by C Graham. Motion carried unanimously.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk