

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**January 12, 2006**

The Spalding County Appeals Board held its regular monthly meeting on January 12, 2006 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Jon Baird, Vice-chairman, presiding, Keith Dryden, Doug Hardwick, Richard Ingram, Charles Perdue, JoAnne Phinazee and Allan McCallum.

Also present were Chad Jacobs, Senior Planner, Newton Galloway, Attorney and Yvonne Langford to record the minutes.

Mr. Baird called the meeting to order and stated that the first order of business was the election of officers.

**VICE-CHAIRMAN**

Mr. Dryden nominated Mr. McCallum for vice-chairman and Mr. Perdue seconded the nomination. There being no further nominations Mr. McCallum was elected with Mr. Baird, Mr. Dryden, Mr. Hardwick, Mr. Ingram, Mr. Perdue, Ms. Phinazee and Mr. McCallum voting for the nomination.

**CHAIRMAN**

Mr. McCallum nominated Mr. Baird for chairman and Mr. Dryden seconded the nomination. There were no other nominations and Mr. Baird was elected with Mr. Baird, Mr. Dryden, Mr. Hardwick, Mr. Ingram, Mr. Perdue, Ms. Phinazee and Mr. McCallum voting for the nomination.

**Application #05-42V:** Kenneth E. Lacy, Owner – Cheatham Road (5 acres located in Land Lot 5 of the 3<sup>rd</sup> Land District) – requesting a Variance from minimum road frontage in the AR-1 District.

Kenneth E. Lacy – 577 Oak Mountain Road – Waverly Hall, Georgia

Mr. Lacy said this is the old family home place. His father died in 1979. Before he died, he gathered the family and told them how he wanted the property divided. He is getting five acres. Prior to his mother's death, she put it all in his name for safe keeping. He wants to designate his five acres and turn the balance of the property over to his brother. When Cheatham Road was paved, they cut the road in such a way that it left him without 200 feet of road frontage. Due to changes over the years, he needs a variance of less than 200 feet so that he can cut his 5 acres out for a building site. The total acreage, prior to the reservoir, was 35 acres with narrow frontage and wider at the rear. His other brother has 5 ½ acres where he lives. There is a family cemetery on the property. There are 11 acres presently in his name. Mr. Lacy discussed a map of the property and identified the location of buildings and driveways on the site. His brother cannot give him any frontage because then he would not have enough frontage. Mr. Lacy plans to build on this site when he retires in a few years.

Mr. Jacobs said the staff recommends denial. This will not be a substantial detriment to the public good but it will impair the spirit of the ordinance. To approve the application would set a precedent to the many lots remaining throughout Spalding County that do not have the proper road frontage for subdivision.

**MOTION**

Mr. Hardwick made a motion, seconded by Ms. Phinazee, to approve Application #05-42V. The motion passed with Mr. Baird, Mr. Dryden, Mr. Hardwick, Mr. Ingram, Mr. Perdue, Ms. Phinazee and Mr. McCallum voting for the motion.

**MINUTES**

Ms. Phinazee made a motion, seconded by Mr. Hardwick, to approve the minutes of the December 8, 2005 meeting. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee and voting for the motion and Mr. Dryden, Mr. Ingram and Mr. McCallum abstaining.

**MOTION**

The meeting was adjourned on a motion by Mr. Dryden and a second by Mr. McCallum with Mr. Baird, Mr. Dryden, Mr. Hardwick, Mr. Ingram, Mr. Perdue, Ms. Phinazee and Mr. McCallum and voting for the motion.

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Jon Baird – Chairman

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Yvonne M. Langford - Recorder