

SPALDING COUNTY APPEALS BOARD
Regular Meeting
February 10, 2005

The Spalding County Appeals Board held its regular monthly meeting on February 10, 2005 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Jon Baird, Vice-chairman, presiding, Doug Hardwick, Charles Perdue, and JoAnne Phinazee. Allan McCallum, Dennis Richardson and J. D. Smith were not present.

Also present were Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes.

Mr. Baird called the meeting to order and invited anyone present that was not the applicant and wanted to address the Board on any of the applications to come forward and sign the request form.

Application #05-01S: Oak Hill Baptist Church, Owner – CDH Partners, Inc., Agent – Lakeside Road (23.21 acres located in Land Lots 53 and 54 of the 2nd Land district) – requesting a Special Exception to allow a Church and building height increase in the AR-1 District.

Andrew Halloran – CDH Partners - 675 Tower Road – Marietta, Georgia
Mr. Halloran said they are requesting this special exception for Oak Hill Baptist Church. The church has acquired an additional ten acres and is ready to build the second phase of their master plan. He displayed a site plan identifying the location of the next phase. They need to increase the building height for the next phase which will be the sanctuary. It will be fully sprinklered in compliance with the ordinance. This is consistent with the original master plan which was approved with the previous special exception. This additional land will allow them to improve the green space and parking for this facility.

David Brown – CDH Partners – 675 Tower Road – Marietta, Georgia
Mr. Brown said they need the height limit increase for the tower and the sanctuary.

Mr. Taylor said the staff recommendation is for approval conditioned on any additional expansion or additional structures requiring another special exception being approved by the county.

MOTION

Mr. Hardwick made a motion to approve Application #05-01S conditioned on any expansion of existing structures or additional structures will require another special exception approval by the county. The motion passed on a second by Mr. Perdue with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

Application #05-02S: Kenneth E. Stephens, Owner – Colton A. Collier, Agent – Minter Road (21.83 acres located in Land Lot 74 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Colton Collier and Susan Collier
Lot 13A – 1578 Patterson Road

Ms. Collier said they want to put a manufactured home on the property at 669 Minter Road. The tract is approximately 22 acres. The home will be a 1980 SF manufactured home.

Kenneth E. Stephens – 4801 Blanton Mill Road

Mr. Stephens said he is the owner of the property. At this point in time, at the intersection of Minter Road and Mobley Road, there are 24 manufactured homes already there. This will not impact the area at all. The size of their home will probably enhance the area. It meets all the necessary criteria.

Mr. Taylor said the staff recommendation is for approval.

MOTION

Ms. Phinazee made a motion, seconded by Mr. Perdue, to approve Application #05-02S. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

Application #05-03S: Landmark Church of God, Owner – Ellison Brannon, Agent – Dobbins Mill Road (4.4265 acres locate in Land Lot 124 of the 3rd Land District) – requesting a Special Exception to allow a Church in the R-2 District.

Brent H. Moye – 252 Keys Ferry Street – McDonough, Georgia
Ellison Brandon – 108 Dobbins Mill Road – Griffin, Georgia

Mr. Moye said he is the engineer for the church on this project. This project was presented in 2002, and at that time, the church did not have sufficient property to meet all the requirements for a special exception. Since that time, they have acquired an additional 1.8 acres to the east and are now requesting essentially the same expansion of

the sanctuary they requested previously keeping within the limits of the requirements for the special exception in the code.

Deborah Sandefur – 131 Third Avenue

Ms. Sandefur said she feels this is a good idea. She has attended this church for 20 years and their attendance is increasing, and they need the additional space.

Mr. Taylor said the recommendation is for approval conditioned on any expansion of the structure or additional structures or expansion of the use requiring another special exception being approved by the county.

MOTION

Mr. Hardwick made a motion to approve application #04-04S conditioned on any expansion of the structure, additional structures or expansion of the use will require another special exception being approve by the county. The motion passed on a second by Ms. Phinazee with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

Application #05-04V: Landmark Church of God, Owner – Ellison Brannon, Agent – Dobbins Mill Road (4.4265 acres locate in Land Lot 124 of the 3rd Land District) – requesting a Variance from minimum building setback from property lines and minimum buffer requirement in the R-2 District.

Brent H. Moye – 252 Keys Ferry Street – McDonough, Georgia

Ellison Brandon – 108 Dobbins Mill Road – Griffin, Georgia

Mr. Moye said the plan is to build a covered walkway between the existing facility and the new facility. This walkway will encroach on the buffer/setback requirements.

Deborah Sandefur – 131 Third Avenue

Ms. Sandefur said she feels this is also a good idea for weather purposes.

Mr. Taylor said the criteria for granting variances require a hardship to approve the variance. In reviewing the application, the case for hardship was not proven. The staff recommendation is for denial.

Discussion was held regarding an alternate plan for the walkway with the Appeals Board feeling they would like to accommodate the church but felt there was a way to put the walkway in a manner that would not encroach on the buffer/setback.

MOTION

Mr. Hardwick made a motion, seconded by Ms. Phinazee, to deny Application #05-04V. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

MINUTES

Ms. Phinazee made a motion, seconded by Mr. Perdue, to approve the minutes of the January 13, 2005 meeting. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

MOTION

There being no further business the meeting was declared adjourned.

Dennis Richardson – Chairman

Yvonne M. Langford – Recorder

MOTION

Mr. Hardwick made a motion, seconded by Ms. Phinazee, to deny Application #05-04V. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

MINUTES

Ms. Phinazee made a motion, seconded by Mr. Perdue, to approve the minutes of the January 13, 2005 meeting. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue and Ms. Phinazee voting for the motion.

MOTION

There being no further business the meeting was declared adjourned.

Jon Baird – Vice-Chairman

Yvonne M. Langford - Recorder