

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**March 10, 2005**

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

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

Mr. Richardson called the meeting to order.

**Application #05-06V:** – Georgia Southern Homes, Inc. Owner - Greg Pruitt, Agent-Lake Chase Drive North (Lot 48 - 0.83 acres located in Land Lot 56 of the 2<sup>nd</sup> Land District) requesting a variance from front yard setback in the R-4 District.

Greg Pruitt – 55 Partridge Path

Mr. Pruitt had a copy of the house plan that will be built on this lot by the owner, Georgia Southern Homes, Inc. This home will be on the lake and will be 1800 SF. The staff is recommending that the front yard be sodded to the curb. The plan is to sod both the front and back yards. Mr. Pruitt identified the need for the setback on the plan and showed the cut of the cul-de-sac. For those that had an opportunity to visit the lot, the house has been staked. This contractor has already built an excellent house in the subdivision and this one is planned to be equally nice.

Ms. Phinazee raised the issue of the lot sizes. She said the houses are to be located on one acre and there is only one lot designated on the plat that is an acre minimum. The balances of the lots are less than one acre.

Mr. Pruitt said he had acquired a variance sometime ago that allowed him to have 38,000 SF lots. An acre lot is 43,000 +. He said all the lots are slightly less than an acre.

Ms. Phinazee said she had visited the site and is concerned that the front yard is going to be so much smaller than the other front yards.

Mr. Pruitt showed her how this house will sit on the lot and where the driveway will be located.

Charles Taylor said the staff recommendation is for approval conditioned on the front yard being sodded to the curb.

Ms. Phinazee said she has concern that this will be setting a precedent.

Discussion was held, and Ms. Phinazee was advised that this will not be setting a precedent since there are times when variances are allowed due to circumstances in subdivisions and due to the topography of some sites.

**MOTION**

Mr. Baird made a motion to approve Application #05-06V conditioned on the front yard being sodded to the curb. The motion passed on a second by Mr. Perdue with Mr. Baird, Mr. Hardwick, Mr. Perdue and Mr. Richardson voting for the motion and Ms. Phinazee voting against.

**MINUTES**

Mr. Hardwick made a motion, seconded by Mr. Baird, to approve the minutes of the February 10, 2005 meeting. The motion passed with Mr. Baird, Mr. Hardwick, Mr. Perdue, Ms. Phinazee and Mr. Richardson voting for the motion.

Mr. Taylor said an e-mail had been received from J. D. Smith advising that due to work conflicts he would no longer be able to serve on the Appeals Board. This vacancy will be filled as quickly as possible.

**MOTION**

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

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Dennis Richardson – Chairman

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Yvonne M. Langford - Recorder