

SPALDING COUNTY APPEALS BOARD
Regular Meeting
February 14, 2008

The Spalding County Appeals Board held its regular monthly meeting on February 14, 2008 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Doug Hardwick, Chairman, presiding; Michelle Cannon; Richard Ingram; and JoAnne Phinazee. Shawn Cain, Charles Perdue and Allan McCallum were not present.

Also present were: Chad Jacobs, Senior Planner; Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes. Community Development Director Chuck Taylor was not present at the meeting.

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

Application #07-43V: Ingles Markets, Incorporated, Owner – Hartman, Simons, Spielman and Wood, LLP, Agent – 1735 Zebulon road (28.302 acres located in Land Lot 120 of the 2nd Land District) – requesting a Variance from landscape requirements found in Appendix K.

Mr. Hardwick announced that Application #07-43V had been withdrawn by the applicant.

Application #08-01S: Mark and Elizabeth M. Head, Owners – 235 Field Road (2.54 acres located in Land Lot 9 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured home in the AR-1 District.

Tom Ross, Owner, Ideal Homes of Griffin - 101 Moreland Road

Mr. Ross said he was representing Mr. and Mrs. Head regarding this application.

Mr. Ross said Mr. and Mrs. Head own this property and last October they had a manufactured home removed from the property. When they recently applied for a replacement permit, they were advised that they could not get a replacement permit if the home had already been removed. They were forced to make application for a special exception to put a new manufactured home on the same lot in the same location. County Commissioners said this was an oversight in the current code and their intent is to rectify this situation to allow people the right to replace their manufactured home within 12 months. He offered to answer any questions.

Russell Hopkins – 235 Field Road

Mr. Hopkins said he lives adjacent to this property. He has been a neighbor of the Hopkins for the past 23 years prior to the removal of the home. He have always had a

good relationship with them without any disagreements. He would like to have them back. They keep their place neat and clean. They have always been good neighbors.

Mr. Jacobs said Field Road is established entirely with manufactured homes, and the staff recommendation is for approval.

MOTION

Ms. Phinazee made a motion to approve Application #08-01S. The motion passed on a second by Ms. Cannon with Ms. Cannon, Mr. Hardwick, Mr. Ingram and Ms. Phinazee voting for the motion.

MINUTES

Ms. Cannon made a motion, seconded by Ms. Phinazee, to approve the minutes of the January 10, 2008 meeting. The motion passed with Ms. Cannon, Mr. Hardwick, Mr. Ingram and Ms. Phinazee voting for the motion.

ADJOURN

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

Doug Hardwick – Chairman

Yvonne M. Langford - Recorder