

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**March 13, 2008**

The Spalding County Appeals Board held its regular monthly meeting on March 13, 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; Charles Perdue and JoAnne Phinazee. Shawn Cain and Allan McCallum were not present.

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

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 applications to come forward and sign the request form.

**Application #08-02S:** Dorothy S. Geary and William C. Geary, Owners – 2213 North McDonough Road (2.60 acres located in Land Lot 12 of the 2<sup>nd</sup> Land District) – requesting a Special exception to allow a certified medical hardship in the AR-1 District.

Dorothy S. Geary – 203 Sylvan Lane

Ms. Geary said her mother is 92 years old and lives in a mobile home on this property on North McDonough Road. She wants to build on the property to be closer to her and help look after her. She does understand that when the medical hardship no longer exists the mobile home will have to be moved within 30 days.

Mr. Jacobs said all the requirements have been met, and the staff recommendation is for approval.

**MOTION**

Mr. Perdue made a motion to approve Application #08-02S. The motion passed on a second by Ms. Cannon with Ms. Cannon, Mr. Hardwick, Mr. Ingram, Mr. Perdue and Ms. Phinazee voting for the motion.

**Application #08-04V:** Alan R. Mobley, Owner – Walkers Mill Estates Subdivision off South Walkers Mill Road (106.9 acres located in Land Lots 11 and 22 of the 3<sup>rd</sup> Land District) – requesting a Variance from Architectural Criteria for Single Family Dwellings locate within a Subdivision in the R-2 District.

Alan R. Mobley – 262 Mobley Road

Mr. Mobley said this subdivision was platted in 2006. They sold 10 lots to a builder in Henry County, and he built the houses immediately using the façade requirements at the time. Since that time, he has sold two lots to individuals. Jack Davis asked for the same variance for his house, and it was accepted. He is requesting this variance for all the

remaining lots so the houses will have the same facades that have already been built and so whoever builds will not have to apply for a variance one at a time.

Mr. Jacobs said the staff recommendation is for approval of the variance. There was a variance of this type approved for Heron Bay.

**MOTION**

Ms. Cannon made a motion to approve Application #08-04V. The motion passed on a second by Mr. Ingram with Ms. Cannon, Mr. Hardwick, Mr. Ingram, Mr. Perdue and Ms. Phinazee voting for the motion.

**MINUTES**

Ms. Cannon made a motion, seconded by Ms. Phinazee, to approve the minutes of the February 14, 2008 meeting. The motion passed with Ms. Cannon, Mr. Hardwick, Mr. Ingram and Ms. Phinazee voting for the motion and Mr. Perdue abstaining because he was not present.

**ADJOURN**

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

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Doug Hardwick – Chairman

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Yvonne M. Langford - Recorder