

**BOARD OF APPEALS**  
**Regular Meeting**  
**Open Session**  
**April 11, 2002**

The Spalding County Board of Appeals held its regular meeting on April 11, 2002 at 7:00 p.m. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Chairman Margaret Palmer, presiding, Keith Dryden, Mose Stogner, Frank Harris, Greg Pruitt, and Ray Browning

Also, present were Assistant County Manager Michael E. Sabine, Senior Planner Lee Craig, Zoning Attorney Newton Galloway, and Cindy McDaniel to record the minutes.

Ms. Palmer called the meeting to order, introduced the members of the Appeals Board, and gave the procedure for handling the applications.

**Application #02-06V:** Griffin Area Habitat for Humanity, Owner – 7.67 acres off Dale Drive located in Land Lot 126 of the 3<sup>rd</sup> Land District – requesting a Variance from minimum lot width and minimum frontage width of 200 feet in the AR-1 District.

Mark Staples, Vice-President for Griffin Area Habitat came forward, was sworn, gave his name, and address as 1386 Carver Road, Griffin, Georgia 30224

Mr. Staples stated the Griffin Area Habitat is requesting a variance from the minimum lot width and frontage width of 200 feet in the AR-1 district. Mr. Staples stated there is approximately 7.67 acres off Dale Drive. Mr. Staples stated the Griffin Area Habitat would like to survey off 4 acres in the back to build a home. Mr. Staples stated the balance of the property would be given to the property owner of the first home in return for an easement to the home at the rear of the property.

Frank Harris entered the meeting at this time.

Mr. Sabine stated the staff is recommending approval on the basis the granting of the variance would not harm the public good, and the spirit of the Ordinance would be maintained by granting the variance.

**MOTION**

Mr. Dryden made a motion to approve Application #02-06V. The motion passed on a second by Mr. Browning with Margaret Palmer, Keith Dryden, Mose Stogner, Frank Harris, Greg Pruitt, and Ray Browning voting for the motion.

Ms. Palmer advised Mr. Staples that the Board of Appeals had unanimously approved his variance application, and he would be receiving a letter from the Community Development office.

**Application #02-07S:** Kevin H. York, Owner – Ideal Homes of Griffin, Agent – 330 Wildwood Circle (4.82 acres located in Land Lot 86 of the 2<sup>nd</sup> Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Tom Ross of Ideal Homes of Griffin came forward, was sworn, gave his name, and address as 101 Moreland Road.

Mr. Ross stated Wendy and Kevin York have an older manufactured home located at 330 Wildwood Circle, and would like to replace the current home with a new Class A Manufactured Home.

Ms. Palmer stated she had spoken with a neighbor who did not have a problem with Mr. and Mrs. York replacing their manufactured home. Ms. Palmer stated a lot of the homes around were manufactured homes.

Mr. Sabine stated the staff recommends approval on the replacement of the manufactured home.

#### **MOTION**

Mr. Harris made a motion to approve Application #02-07S. The motion passed on a second by Mr. Stogner with Margaret Palmer, Keith Dryden, Mose Stogner, Frank Harris, Greg Pruitt, and Ray Browning voting for the motion.

Ms. Palmer advised Mr. Ross that the Board of Appeals has recommended unanimous approval for the application, and the Board of Commissioners will consider the application on April 25, 2002 meeting at 6:00 p.m.

#### **MINUTES**

The minutes of the March 14, 2002 meeting were approved on a motion by Mr. Dryden and second by Mr. Stogner with Margaret Palmer, Keith Dryden, Mose Stogner, and Frank Harris voting for the motion with Greg Pruitt and Ray Browning abstaining since they were not at the meeting.

#### **OTHER BUSINESS:**

Mr. Sabine introduced Lee Craig as the newest member of the Community Development Department. Mr. Sabine stated Ms. Craig's duties would be basically develop review and engineering within the Community Development Department. Mr. Sabine stated Ms. Craig would also review construction plans, preliminary and final plats, soil erosion and sedimentation control, and particularly items that deal with physical design and layout would be done more in house than had been done previously. Mr. Sabine stated Ms. Craig would be attending the Board of Appeals meetings and taking on more responsibility relative to the Board of Zoning Appeals.

**ADJOURNMENT**

Mr. Harris made a motion, seconded by Mr. Stogner, to adjourn the meeting. The motion passed with Margaret Palmer, Keith Dryden, Mose Stogner, Frank Harris, Greg Pruitt, and Ray Browning voting for the motion.

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Margaret Palmer – Chairman

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Cindy L. McDaniel - Recorder