

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**July 10, 2003**

The Spalding County Appeals Board held its regular monthly meeting on July 10, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were Dennis Richardson, Chairman, presiding, Jon Baird, Ray Browning, Bobby Hart, and Charles Heggie. Keith Dryden, Greg Pruitt and Mose Stogner were not present.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, Newton Galloway, Attorney, and Virginia Langford to record the minutes.

Mr. Richardson called the meeting to order and introduced the members of the Appeals Board. He invited anyone present that was not an applicant and wanted to address the Board regarding any of the applications to come forward and sign the request form.

**Application #03-23S:** Richard L. Boger, Owner, - Ken Dorsey and Alan Mobley, agents – 57.20 acres, more or less off Georgia State Route 155 (Jackson Road) located in Land Lot 49 of the 2<sup>nd</sup> Land District – requesting a Special Exception to allow one-acre lots in the R-2 District.

All persons that spoke came forward, stated their name and address, and were sworn.

Alan Mobley – 262 Mobley Road – Griffin, Georgia

Mr. Mobley said they are asking for a special exception for one-acre lots. They are giving adequate green space area that will be owned by the homeowner's association once the subdivision is begun. The area creates buffers all around the project. The commercial part is a plus and fits into the overall comprehensive plan in that area due to the growth on Highway 155. The homeowners can set up their own business in the commercial portion. The concept is not new and has been in practice since the 30's and 40's. There are 38 residential lots. There will be streetlights, sidewalks, and 1500 SF minimum houses with a lot of the homes larger than the minimum. He said they will listen to any suggestions that will enhance the development. He requested approval.

On questions Mr. Mobley said they would be agreeable to a playground area that would be owned by the homeowner's association. They could even put in a pavilion with a grill.

Mr. Richardson said they did have an impact statement from the Spalding County School Board noting the current enrollment and capacity of the schools in this zoning. The accepted statistics is 1.2 children per household on average.

Kay Pullen Penn – 665 Jenkinsburg Road

Her mother lives across the road from this site and has 120 acres. Ms. Penn said she would not want to affect anyone adversely but this is going to impact this community. She feels a lot of bad choices and bad decisions have been made and they look at it everyday. Her mother is 80 and she says you are going to do what you want and it is not going to help for anyone to speak. She hopes that she is wrong. She is disappointed that more questions have not been asked. This is a situation that is going to affect a lot of people. She asked that they consider bigger and better. She requested consideration of the additional traffic. She requested they try very hard to do what is right.

Victoria Flowers – 75 Horseshoe Bend Circle

Ms. Flowers said the subdivision is going to be built no matter what. She is concerned about what it is going to do to the wildlife. She is further concerned about the “child traffic” it is going to cause across her property. She does not know how to stop it. She is also concerned about the additional automobile traffic it will bring to the area. She is concerned about the impact on her property.

In answer to questions Mr. Mobley said his plan is that he and Mr. Dorsey will build the entire subdivision in sections. They do not plan to sell lots.

Discussion was held regarding the improvements that have been made in land development over the past few years. It was noted that the proposed plan is much better than would have been seen in the recent past. Further discussion was held regarding development of the playground area.

#### **MOTION**

Mr. Hart made a motion to approve Application #03-23S with the addition of a pavilion, playground equipment, picnic table and grill in the green space area. Mr. Baird seconded the motion. The motion passed with Mr. Baird, Mr. Browning, Mr. Hart and Mr. Richardson voting for the motion and Mr. Heggie voting against.

#### **MINUTES**

The minutes of the June 12, 2003 meeting were approved on a motion by Mr. Baird and a second by Mr. Hart with Mr. Baird, Mr. Browning, Mr. Hart, and Mr. Heggie voting for the motion and Mr. Richardson abstaining since he was not present.

#### **MOTION**

The meeting was adjourned on a motion by Mr. Browning and a second by Mr. Baird with Mr. Baird, Mr. Browning, Mr. Hart, Mr. Heggie, and Mr. Richardson voting for the motion.

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Dennis Richardson – Chairman

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Yvonne M. Langford - Recorder