

BOARD OF APPEALS
Regular Meeting
Open Session
July 11, 2002

The Spalding County Board of Appeals held its regular meeting on July 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, Greg Pruitt, Frank Harris, and Bill Bryant. Mose Stogner, Charles Heggie, and Dennis Richardson were not present at the meeting.

Also, present were Zoning Attorney Newton Galloway, Senior Planner Lee Craig, 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 #02-17V: Larry Duane Lasiter, Owner – Hardy Lane (3 acres located in Land Lot 114 of the 4th Land District) – requesting a Variance from minimum front-yard setback of 100 feet in the AR-1 District.

Larry Lasiter came forward, was sworn, gave his name, and address as 660 Hardy Lane.

Mr. Lasiter stated he would like to build a house on his property. Mr. Lasiter stated when he inquired about the setback requirements, he was advised, at that time, the setback was 100 feet from the ditch. Mr. Lasiter stated when he met with his surveyor on his site plan, he was advised the road was going to be paved. Mr. Lasiter stated he had deeded over to the County 20 feet of his property to pave the road. Mr. Lasiter stated due to the paving of the road, he is unable to meet the 100-foot front setback due to a drop off the property at the 100-foot setback line. Mr. Lasiter stated he is requesting a variance from 100-foot to 80-foot front yard setback.

Dick Morrow came forward, was sworn, gave his name, and address as 263 Westchester Drive.

Mr. Morrow stated he is sympathetic to Mr. Lasiter's situation. Mr. Morrow stated there seems to be dueling surveyors between W. L. Jorden and Conkle, Lane & Associates regarding what Mr. Lasiter does or does not have. Mr. Morrow stated Mr. Lasiter is in this situation because he did give property to the County so Hardy Lane could be paved. Mr. Morrow stated the area is rural, and there are no houses across the road from Mr. Lasiter. Mr. Morrow stated there are only 4 houses on Hardy Lane.

Mr. Bryant asked Mr. Lasiter what type of home he would be building. Mr. Lasiter stated the home would be a 1,600 square feet minimum with basement and upper level.

MOTION

Mr. Dryden made a motion to approve Application #02-17V. The motion passed on a second Mr. Pruitt with Margaret Palmer, Keith Dryden, Greg Pruitt, Frank Harris, and Bill Bryant voting for the motion.

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

Application #02-18V: Stepping Stones Educational Therapy Center, Inc., Owner – 141 Futral Road (5 acres located in Land Lot 205 of the 2nd Land District) – requesting a Variance from screening requirements along the east and north property lines.

Bonnie Brown came forward, was sworn, gave her name, and address as 2100 Honeybee Creek Drive.

Ms. Brown stated she is one of the founders and directors of Stepping Stones. Ms. Brown stated Stepping Stones has built a new building on Futral Road. Ms. Brown stated the screening requires a 6-foot fence on the property line on the west side next to the apartments. Ms. Brown stated the variance is for the north and east property line. Ms. Brown stated the east property line border Mr. Grantland Barnes's property. Ms. Brown stated Mr. Barnes donated the land to Stepping Stones.

Dick Morrow, still under oath, came forward to speak.

Mr. Morrow stated he is proud to have Stepping Stones as a neighbor. Mr. Morrow stated his property borders Stepping Stone's property to the north. Mr. Morrow stated he has a detention pond on his property that does not have a fence around it. Mr. Morrow stated he is in the City of Griffin, and a fence around the detention pond is not required. Mr. Morrow asked if Stepping Stones would be willing to not cut the grass on the last 20 feet or so on the property bordering his property, and let the natural trees and bushes grow back as a buffer between the property lines.

Ms. Craig stated Stepping Stones does not need a variance for the north side abutting Mr. Morrow's property due to his property being zoned commercial. Ms. Craig stated on the eastern side of the property next to Mr. Barnes property, the way the land lays, screenings would not help. Ms. Craig stated there is a natural buffer on the east side also. Ms. Craig stated there is a portion on the west side that abuts Mr. Barnes property that would require fencing.

Ms. Brown stated she has no problem with Mr. Morrow's request on not cutting the grass on the back of the property. Ms. Brown stated at the back of the building, there is a chain link fence around the playground area. Ms. Brown stated Mr. Morrow's detention pond would not be a safety hazard to Stepping Stones' children.

MOTION

Mr. Harris made a motion to approve Application #02-18V conditioned to require fencing on west property line abutting Mr. Grantland Barnes' property approximately 50 feet. The motion

passed on a second by Mr. Pruitt with Margaret Palmer, Keith Dryden, Greg Pruitt, Frank Harris, and Bill Bryant voting for the motion.

Ms. Palmer advised Ms. Brown that the Board of Appeals had approved her variance application, and she would be receiving a letter from the Community Development office.

Application #02-19S: Ray Arnold and Annette King, Owners – 136 North Stewart Lane (1 acre located in Land Lot(s) 54 & 55 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Applicant did not attend the meeting.

MOTION

Mr. Dryden made a motion to table Application #02-19S until the next meeting. The motion passed on a second by Mr. Bryant with Margaret Palmer, Keith Dryden, Greg Pruitt, Frank Harris, and Bill Bryant voting for the motion.

MINUTES

The minutes of the June 13, 2002 meeting were approved on a motion by Mr. Pruitt and second by Mr. Harris with Margaret Palmer, Greg Pruitt, and Frank Harris voting for the motion, and Keith Dryden and Bill Bryant abstaining since they were not at the meeting.

OTHER BUSINESS:

Ms. Craig advised the Board of Appeals there is a problem with the August 8th Board of Appeals meeting. Ms. Craig stated the GAZA Workshop is being held on August 8th and 9th. Ms. Craig stated the Planning Commission members and crossover member from the Board of Appeals would be attending this workshop. Ms. Craig suggested rescheduling the Board of Appeals meeting.

MOTION

Mr. Dryden made a motion to reschedule the Board of Appeals meeting. The motion passed on a second by Mr. Pruitt with Margaret Palmer, Keith Dryden, Greg Pruitt, Frank Harris, and Bill Bryant voting for the motion.

ADJOURNMENT

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

Margaret Palmer – Chairman

Cindy L. McDaniel – Recorder