

BOARD OF APPEALS
Regular Meeting
Open Session
August 9, 2001

The Spalding County Board of Appeals held its regular meeting on August 9, 2001 at 7:00 P.M. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Chairman Keith Dryden, presiding, Rosa Callaway, Margaret Palmer, Greg Pruitt, and Bill Bryant, as substitute for Karen Mathiak.

Also, present were Community Development Director Michael Sabine and Cindy McDaniel to record the minutes. Commission Members Tangela Fuller, Frank Harris, Dennis Richardson, and Zoning Attorney Newton Galloway were not present.

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

Application #01-30S: Wymon David Corley, Owner – Lisa Moore, Agent – School Road (2.23 acres located in Land Lot 86 of the 3rd Land District) – requesting a Special Exception to allow a day care in the AR-1 District.

Lisa Moore came forward, was sworn, stated her name and gave her address as 1358 Highway 18 East, Zebulon, Georgia.

Ms. Moore stated she is requesting a special exception to allow a small day care. Ms. Moore stated she has two children and has worked in a day care for 3½ years. Ms. Moore stated the proposed center will be 50' x 70' with 35 square feet per child and will be state licensed. The driveway will have two lanes. There will a 4 foot fence around the building and a certified teacher per child ratio when outside to keep the children safe. The day care will be open from 6:30 a.m. until 6:30 p.m., Monday through Friday. Ms. Moore stated she has resided in Sunnyside (Spalding County) for 19 years and feels it would be an asset to have a day care in the community. Ms. Moore stated she has always dreamed of opening her own day care center to provide the care, teaching and guidance that parents provide at home.

Mr. Dryden stated the location for the special exception is currently zoned R-2. Mr. Sabine stated if the Board recommends approval for this application, approval be conditioned upon property being rezoned to AR-1 by the Board of Commissioners.

Mr. Bryant stated the rezoning application on this property received unanimous approval by the Planning Commission on July 31, 2001.

MOTION

Ms. Calloway made a motion to approve Application #01-30S conditioned on approval of rezoning to AR-1 by the Board of Commissioners. The motion passed on a second by

Mr. Bryant with Rosa Callaway, Keith Dryden, Margaret Palmer, Greg Pruitt, and Bill Bryant voting for the motion.

Mr. Dryden advised Ms. Moore that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on August 23 at 6:00 p.m.

Application #01-31S: James Ronald Jacobs, Owner – Clint J. Adamson, Agent – 116 Deer Run Circle – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Clint J. Adamson representing Palm Harbor Homes came forward, was sworn, stated his name and gave his address as 315 Old South River Road, Jackson, Georgia.

Mr. Adamson stated James Ronald Jacobs is the owner of the property at 116 Deer Run Circle. Mr. Adamson stated he is in the manufactured home business and is looking to purchase this property to put a manufactured home on it. Mr. Adamson stated Palm Harbor Homes has a buyer, and the buyer does not wish to buy the property unless a manufactured home would be allowed. There was previously a manufactured home on the property, but was repossessed. Mr. Adamson stated they are wanting to replace the home on a 2 acre lot in Runaway Lake Subdivision, which is mainly manufactured home. The home will go back in the same place using the existing septic tank. Mr. Adamson stated Mr. Jacobs is needing to sell the property due to a hardship.

MOTION

Mr. Bryant made a motion to approve Application #01-31S. The motion passed on a second by Mr. Pruitt with Rosa Callaway, Keith Dryden, Margaret Palmer, Greg Pruitt, and Bill Bryant voting for the motion.

Mr. Dryden advised Mr. Adamson that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on August 23 at 6:00 p.m.

Application #01-32V: Pike Academy Discovery Center, Inc., d/b/a/ Pike Academy Too, Owner – 7610 Highway 16 – requesting a Variance to extend or alter a non-conforming use in the AR-1 District.

Robin Cochran came forward, was sworn, stated her name and gave her address as 294 West Road, Williamson, Georgia.

Ms. Cochran stated she and Stacy Reid are co-owners and have just purchased County Lane Day Care Center. The day care has been renamed to Pike Academy Too. The facility is 24 years old. Ms. Cochran stated she and Ms. Reid are wanting to build an addition to the front of the building to house an additional 40 children. Ms. Cochran gave Chairman Dryden a letter of intent to read.

MOTION

Mr. Bryant made a motion to approve application #01-32V. The motion passed on a second by Ms. Callaway with Rosa Callaway, Keith Dryden, Margaret Palmer, Greg Pruitt, and Bill Bryant voting for the motion.

Mr. Dryden advised Ms. Cochran that the Board of Appeals has approved her variance application, and she would be receiving a letter from the Community Development office.

Application #01-33S: Garland H. and Josephine A. Knott, Owners – Locust Grove Road (2 acres located in Land Lot(s) 77 & 84 of the 2nd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Garland Knott came forward, was sworn, stated his name and gave his address as 2456 Locust Grove Road, Griffin.

Mr. Knott stated he is requesting a special exception to allow a home on the property for his stepson to reside in and help out on the property.

Jerry Bennett came forward, was sworn, stated his name and gave his address as 2614 Locust Grove Road.

Mr. Bennett stated his property adjoins Mr. Knott's property. Mr. Bennett stated he is against the placement of a manufactured home on the property; he had rather see a stick-built home.

Pally G. Bennett came forward, was sworn, stated her name and gave her address as 2298 Locust Grove Road.

Ms. Bennett stated she owns approximately 15 acres with a brick home. Ms. Bennett stated she does not care for a modular home to be put on the property, but had rather see a stick-built home on the property. Ms. Bennett expressed a concern for property values if home is allowed.

Mr. Dryden read a letter from Jessie and Norman Morton (see attached).

Mr. Sabine stated staff is recommending denial of application.

Mr. Pruitt stated in the AR-1 district, the requirement is for 200-foot road frontage and 200-foot at the building line. At that point, could it not be narrowed down? Mr. Sabine stated it could be narrowed down to 30-feet, or whatever is necessary to get a driveway in, take it back and open up at the building site. Mr. Sabine stated there are ways to meet the County's ordinance and still get a house further into the back of the property.

Mr. Knott stated he has 50 acres and could put the manufactured home on the property where it could not be seen. Mr. Pruitt stated a new site plan would be needed. Mr.

Sabine stated Mr. Knott would not have to deed the county any property. Mr. Sabine stated the acreage would require more than 2 acres to meet the county requirements. Mr. Sabine stated he would be glad to work with Mr. Knott on a plan, if it is agreeable with the Board to table the application.

MOTION

Ms. Calloway made a motion to table Application #01-33S to 09/13/01. The motion passed on a second by Ms. Palmer with Rosa Callaway, Keith Dryden, Margaret Palmer, Greg Pruitt, and Bill Bryant voting for the motion.

Mr. Dryden advised Mr. Knott that his application has been tabled to the September 13, 2001 meeting at 7:00 p.m.

Application #01-34S: Katie S. Goss, Owner – Galaxy Homes, Agent – Parham Road (2 acres located in Land Lot 80 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Eddie Goss came forward, was sworn, stated his name and gave his address as 105 Parham Road.

Mr. Goss stated he is the nephew of Katie Goss and will be representing Ms. Goss on this application. Mr. Goss stated Ms. Goss wants to put a manufactured home on her property. Mr. Goss stated Ms. Goss has someone who is interested in purchasing the property for a manufactured home.

Mr. Bryant asked how far this property is from Arthur K. Bolton. Mr. Sabine stated it is approximately 2,200 to 2,600 feet from Georgia Highway 16/Arthur K. Bolton Parkway.

Due to information received for staff report, recommendation was made to table the application until the September 13, 2001 meeting so staff could verify number of manufactured homes verses site-built homes in the area.

MOTION

Mr. Pruitt made a motion to table Application #01-34S to 09/13/01. The motion passed on a second by Ms. Calloway with Rosa Callaway, Keith Dryden, Margaret Palmer, Greg Pruitt, and Bill Bryant voting for the motion.

Mr. Dryden advised Mr. Goss his application has been tabled to the September 13, 2001 meeting at 7:00 p.m.

MINUTES

The minutes of the July 12, 2001 meeting were approved, with correction on page 2, on a motion by Ms. Calloway and a second by Ms. Palmer with Keith Dryden, Rosa Callaway, and Margaret Palmer voting for the motion. Greg Pruitt and Bill Bryant abstained since they were not present at the meeting.

ADJOURNMENT

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

Keith Dryden – Chairman

Cindy L. McDaniel - Recorder