

BOARD OF APPEALS
Regular Meeting
August 10, 2000

The Spalding County Board of Appeals held its regular monthly meeting on August 10, 2000 in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were Frank Harris, Chairman, presiding, Bill Bryant, Rosa Callaway, Keith Dryden, Margaret Palmer, and Kenny Young. Tangela Fuller and Dennis Richardson were not present.

Also present were Cindy McDaniel, Administrative Assistant II, Michael Sabine, Community Development Director, Newton Galloway, Attorney, and Yvonne Langford to record the minutes.

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

Application #00-43V: David C. and Betty J. Sherwood, Owner – 240 Rivers Road – requesting a Variance from 5 year age limit of Conventional Construction being brought into Spalding County.

Ms. Susan Ogletree was present to address the Board regarding this application. She came forward, was sworn, stated her name and gave her address as 1948 Bonnie Ridge Drive, Griffin, Georgia.

Ms. Ogletree said she is representing her mother and stepfather. They have requested a variance to bring a home in to be remodeled. They have some land. They are presently living in a single-wide trailer. They have someone who is going to refurbish the home for a permanent home for them. It is not in very good shape at the present time. Mr. Picklesimer is going to completely remodel the house, brick the exterior, put on a new roof, completely remodel the inside, add an additional room and make it suitable for living. The trailer they are in living in at the present time is not in very good condition.

John Picklesimer – 400 Rover-Zetella Road came forward, was sworn, stated his name and address. Mr. Picklesimer said he moved this house from Sullivan Road in College Park. It was a house that was built under the FHA or VA program in the 1960's. It is built on 16" centers, all yellow pine, no spruce. The sub floor is ¾" boards with hardwood floors. The roof is ¾" material. There is no rot in the sills or floor joists, no termites. It is a well-built house. It does not look very good at the present time because the brick has been removed. There is no particleboard. It will be all brick with 1250 SF and will be a credit to the neighborhood.

MOTION

Mr. Bryant made a motion to approve Application #00-43V conditioned on the house meeting the County building codes when complete. The motion passed on a second by

Ms. Callaway with Bill Bryant, Rosa Callaway, Keith Dryden, Frank Harris, Margaret Palmer, and Kenny Young voting for the motion.

Application #00-44V: Bethel Grove C.M.E. Church, Owner – 603 Wallace Road – requesting a Variance from setback requirements for church addition in the AR-1 District.

Mr. Harry Clark came forward to address the Board regarding this application. He was sworn, stated his name, and gave his address as 2161 Brownlee Road, Jackson, Georgia.

Mr. Clark said he they want an 18' variance. This church was established in 1868 and they want to add a fellowship hall to the present facility.

Mr. Bryant said he has looked at this and he does not feel the variance will create a problem. It appears to be acceptable.

MOTION

Mr. Bryant made a motion to approve Application #00-44V. The motion passed on a second by Mr. Dryden with Bill Bryant, Rosa Callaway, Keith Dryden, Frank Harris, Margaret Palmer, and Kenny Young voting for the motion.

Application #00-45S: Ira W. and Frances E. Bowen, Owners – Premier Housing Group, Inc. Agent – 440 Hickory Circle – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Mr. Calvin Bruton and Ira W. Bowen came forward to address the Board regarding this application. Mr. Bowen gave his address as 57 – 5th Street, Griffin, Georgia and Mr. Bruton gave his address ad 529 Honeysuckle Drive – Thomaston, Georgia. They were both sworn.

Mr. Bruton said he has a request for a home that will meet all the criteria. It is a Class A home and there a quite a few manufactured homes in the area. They will seed the yard and landscape.

Mr. Bowen said he feels this will be an addition to the neighborhood. He loves the home and the land and appreciates consideration of his application.

Ms. Callaway said she had visited this site. This is a really mixed neighborhood with both manufactured and site-built homes.

A chart had been prepared by the staff identifying the site-built and manufactured homes.

Mr. Sabine said the mix in the overall area was 60% conventional and 40% manufactured. The median square footage of the homes in the area is 1344 SF with an average of 1378 SF of heated space. The range is 512 SF to 3000 SF. The square footage of the proposed manufactured home is 1774 SF.

Mr. Charles Trott was signed to address the Board regarding this application. He came forward, was sworn, stated his name and gave his address as 520 Hickory Circle.

Mr. Trott said he lives on the circle. There are new homes being built on the street which are site-built. He has 4000 SF in his house. The house next to him, under construction, is a good size home also. This proposed manufactured house will be put right next to the house presently under construction. There are already two abandoned mobile homes on the street at the present time. Mr. Futral has just recently built a new home and there is another under construction across the street from him. The normal constructed houses outweigh the mobile homes.

Mr. Sabine said the area that was used to establish the mix included Jenny Lane which is exclusively manufacture homes. If that was to be removed from the analysis there would be a preponderance of constructed homes within the area, but when you look at the half-mile radius it tends to increase the number of manufactured homes.

Mr. Trott said Hickory Circle is a one-mile street that is not connected to anything but Jackson Road.

Discussion determined that the records are only current to 1998. The newer homes are not taken into consideration in the statistics.

Mr. Trott said there are two homes under construction at the present time plus Mr. Futral's home was just completed in either 1999 or 2000. This would add three more conventionally built homes to the numbers.

Discussion continued regarding the mix and the trend in the neighborhood.

Mr. Young said if you take Jenny Lane out of the mix there appears to be approximately 36 lots, more or less. Thirteen of the lots are conventional and 11 are mobile and 11 empty which is a pretty even mix.

Mr. Bryant said if there are three homes under construction or just completed they would be on the lots as shown vacant.

Mr. Sabine said he doe not think those under construction are presently identified on the map.

A recess was taken while Mr. Sabine checked the records on whether or not the houses under construction are included in the statistics.

Mr. Sabine said there are three homes that need to be discussed. The application site is at 440 Hickory Circle. The lot on the same side of the street to the north is currently under construction with a site-built home. The heated space in that home will be 1794 SF with a total square footage of 2441 under roof. Additionally there was a home built in 1998 at

201 Hickory that was conventional construction with 1246 SF. Further down the street, constructed in 2000, at 142 Hickory, is 1869 SF of heated space.

Mr. Bowen returned to speak again. He said he is not building to sell. He wants to live here the rest of his life. He feels Mr. Trott over built. His house will be back in the woods and no one will see it. He wants his house and wants it to be beautiful and nice and it will be. He is not out to devalue anyone else's property and he feels his property and his home will not bother anybody else's property.

MOTION

Mr. Dryden made a motion, seconded by Ms. Callaway, to approve Application #00-45S. The motion passed with Ms. Callaway, Mr. Dryden, Ms. Palmer, and Mr. Young voting for the motion and Mr. Bryant and Mr. Harris voting against the motion.

Mr. Harris advised Mr. Bowen that his application will be forwarded to the County Commissioners with the recommendation for approval by the Board of Appeals. They will hear the application on August 24,

Application #00-46S: Preferred Sites, LLC, Owner – TowerCom Atlanta, LLC, Agent – 645 Bucksnot Road – requesting a Special Exception to add additional height to an existing tower.

Mr. Allen Richardson came forward, was sworn, stated his name and gave his address as 1080 Holcomb Bridge Road, Roswell, Georgia.

Mr. Richardson said he is representing TowerCom. They need to add 30 additional feet to an existing 150 foot monopole tower. The tower is located at 645 Bucksnot Road in eastern Spalding County. He presented a map identifying the additional coverage that will be achieved with the addition. They are requesting this for co-location and not a new tower. If there were any questions the following people were present to answer questions:

D. Michael Key
1800 Phoenix Boulevard
Atlanta, Georgia

Brooks Carlson
230 Peachtree NW
Atlanta, Georgia

Richard Wise
1800 Phoenix Boulevard
Atlanta, Georgia

The addition of this 30' would allow them to have a total of five carriers. This addition is not for speculation, they already have a carrier prepared to lease space if this is approved.

Powertel is already on the tower and CellularOne is prepared to participate at the additional height. There will be no other changes with this addition except the height and the antenna. The equipment will go in the compound as already in place and there will be no lighting required.

There is a trailer on the property that is presently unoccupied. No information is available as to what plans there are for the trailer. The land is owned by Preferred Sites and the trailer was acquired by them as part of the sale. It is uncertain who owns the trailer at the present time.

Ms. Carlson came forward and identified the area owned by the present owners but there was no resolution as to who owned the trailer.

MOTION

Mr. Bryant made a motion to approve Application #00-46S. The motion passed on a second by Mr. Young with Bill Bryant, Rosa Callaway, Keith Dryden, Frank Harris, Margaret Palmer, and Kenny Young voting for the motion.


MINUTES

Approval was given the minutes of the July 13, 2000 meeting on a motion by Mr. Young and a second by Mr. Dryden with Bill Bryant, Rosa Callaway, Keith Dryden, Frank Harris, Margaret Palmer, and Kenny Young voting for the motion.

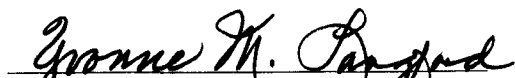
Mr. Sabine announced that there will be a meeting/workshop with the Planning Commission, Appeals Board, and County Commissioners at 6:00 P.M. on August 17, 2000.

MOTION

Unanimous approval was given to adjourn the meeting on a motion by Mr. Bryant and a second by Ms. Callaway. Bill Bryant, Rosa Callaway, Keith Dryden, Frank Harris, Margaret Palmer, and Kenny Young voted for the motion.



Frank Harris - Chairman



Yvonne M. Langford - Recorder