

BOARD OF APPEALS
Regular Meeting
Open Session
August 12, 2002

The Spalding County Board of Appeals held its regular meeting on August 12, 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, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips. Frank Harris was not present at the meeting.

Also, present were Assistant County Manager Michael E. Sabine, 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 #02-19S: Lift from the table – 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.

Ms. Palmer advised that application #02-19S had been withdrawn.

Application #02-20V: Reese Builders & Developers, Owner – Architectural Distinction, Agent – Moreland Road at entrance to Stonebriar Subdivision – requesting a Variance from entrance signs for a subdivision.

Harold Spencer came forward, was sworn, gave his name, and address as 134 Ivey Edwards Lane, McDonough, Georgia 30253.

Mr. Spencer stated on behalf of Reese Builders, he is asking for a variance on height requirement for subdivision entrance monument from 5 feet to 7 feet. Mr. Spencer stated the sign is a prefab monument that will be attached by galvanized steel pipe and cemented into the ground. Mr. Spencer stated the monument would not obstruct the view of motorists.

Mr. Pruitt entered the meeting at this time.

Mr. Dryden stated he is familiar with the location and has no problem with the variance.

MOTION

Mr. Dryden made a motion to approve Application #02-20V. The motion passed on a second Mr. Stogner with Margaret Palmer, Keith Dryden, Mose Stogner, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips voting for the motion.

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

Application #02-21V: Bennie L. Owens, Owner – 1 acre off Vaughn Road located in Land Lot 20 of the 4th Land District – requesting a Variance from minimum lot area in the AR-1 District.

Bennie Owens came forward, was sworn, gave his name, and address as 898 Vaughn Road.

Mr. Owens stated in May of 1990, he had his property surveyed so he could give his two (2) daughters each a one (1) acre tract to build a home. Mr. Owens stated one (1) of his daughters built a house, but the other could not because she was not able to at that time. Mr. Owens stated when he went into the Community Department office to buy a building permit to build his other daughter a house, he was advised he could not obtain a building permit because the tract of property did not requirements and was recorded. Mr. Owens stated when he had the property surveyed out, he was in compliance with Spalding County's regulations.

Mr. Dryden and Ms. Palmer stated they had no problem with approval of the variance application.

MOTION

Mr. Richardson made a motion to approve Application #02-21V. The motion passed on a second Mr. Dryden with Margaret Palmer, Keith Dryden, Mose Stogner, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips voting for the motion.

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

Application #02-22V: High Top Holdings, Inc., Owner – Pineview Road (20.29 acres located in Land Lot 132 of the 3rd Land District) – requesting a Variance to allow cul-de-sac street to exceed 300 linear feet in the R-2 District.

Mike Jackson came forward, was sworn, gave his name, and address as 154 Highland Park Drive, McDonough, Georgia.

Mr. Jackson stated he is asking for a variance for two (2) cul-de-sacs that exceed the maximum requirements. Mr. Jackson stated the property is off Pineview Road. Mr. Jackson stated one (1) of the cul-de-sacs would be approximately 500 foot, and the other would be approximately 700 feet. Mr. Jackson stated he has 20 acres, which would be developed into 12 lots. Mr. Jackson stated the Planning Commission has already approved the Preliminary Plat, which was conditioned upon approval of the variance for the cul-de-sacs length.

Mr. Pruitt asked if both of the roads would be County roads. Mr. Jackson stated yes.

Mr. Pruitt stated he has no problem with a variance approval on this application, but why would someone have to go with 300 feet.

Mr. Sabine noted that it is stated in the current Ordinance. Mr. Sabine stated when the requirement was adopted, the intent was to make sure there would be better traffic management and not so many long dead end streets that traffic, as well as emergency vehicles, would have to go down.

MOTION

Mr. Pruitt made a motion to approve Application #02-22V. The motion passed on a second Mr. Richardson with Margaret Palmer, Keith Dryden, Mose Stogner, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips voting for the motion.

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

Application #02-23V: Dexter and Tina Wiggins, Owners – 785B Jordan Hill Road (9.367 acres located in Land Lot 167 of the 3rd Land District) – requesting a Variance from minimum lot width and road frontage in the AR-1 District.

Dexter Wiggins came forward, was sworn, gave his name, and address as 625 Jordan Hill Road, Griffin, Georgia.

Mr. Wiggins stated he is applying for a variance instead of having a 1-acre easement tract. Mr. Wiggins stated he is combining the 1-acre with more acreage to make a 9.367-acre tract. Mr. Wiggins stated this way the tract would have its own road frontage. Mr. Wiggins stated the other property and existing structures could meet the minimum requirements.

Mr. Sabine stated there are three (3) homes on the property now, and would retain the three (3) homes. Mr. Sabine stated all the homes would have road frontage, and feels this would be the best option.

Mary C. McCurry came forward, was sworn, gave her name, and address as 106 Ponderosa Road, Griffin, Georgia.

Ms. McCurry stated Mr. Wiggins owns the property behind her. Ms. McCurry stated she does not want to see any more homes built on the property.

Mr. Sabine stated Mr. Wiggins is not requesting a rezoning, and there would not be any additional homes built on the property. Mr. Sabine advised that Mr. Wiggins is taking the existing homes already on the property, and moving the property around among them. Mr. Sabine stated if the variance were approved, Mr. Wiggins would not be allowed to add any additional homes.

Stan Perdue came forward, was sworn, gave his name, and address as 811 Jordan Hill Road, Griffin, Georgia.

Mr. Perdue stated he wanted to make sure Mr. Wiggins was not putting in a subdivision on the property.

Mr. Sabine explained that the old home place is basically landlocked with no road frontage, but an easement to the property. Mr. Sabine stated after subdividing the other two (2) tracts meeting requirements, Mr. Wiggins was left with only 153-feet. Mr. Sabine stated the variance is only for the 153-foot road frontage.

No one else spoke against the application that had signed up.

MOTION

Mr. Pruitt made a motion to approve Application #02-23V. The motion passed on a second Mr. Heggie with Margaret Palmer, Keith Dryden, Mose Stogner, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips voting for the motion.

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

Application #02-25S: Danny E. Henderson, Owner – 621 County Line Church Road (2.45 acres located in Land Lot 145 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Danny E. Henderson came forward, was sworn, gave his name, and address as 621 County Line Church Road.

Mr. Henderson stated he would like to have a new manufactured home placed on his property. Mr. Henderson stated the home he has now is very small and old.

Mr. Dryden stated anytime an old home is replaced with a new home he has no problem with the replacement.

MOTION

Mr. Dryden made a motion to approve Application #02-25S. The motion passed on a second Mr. Stogner with Margaret Palmer, Keith Dryden, Mose Stogner, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips voting for the motion.

Ms. Palmer advised Mr. Henderson that the Board of Appeals has recommended unanimous approval for the application, and the Board of Commissioners will consider the application on August 22, 2002 at 6:00 p.m.

MINUTES

The minutes of the July 11, 2002 meeting were approved on a motion by Mr. Richardson and second by Mr. Dryden with Margaret Palmer, Keith Dryden, and Greg Pruitt, and

Mose Stogner, Charles Heggie, Dennis Richardson, and Delores Phillips abstaining since they were not at the meeting.

OTHER BUSINESS:

Mr. Sabine advised the Board of Appeals that on Thursday, August 29th, at 7:00 p.m., the Planning Commission will be conducting a kick-off public hearing for the new Comprehensive Plan process. Mr. Sabine stated Spalding County is required by the State of Georgia to periodically revamp our Comprehensive Plan for Spalding County. Mr. Sabine urged the Board of Appeals members to attend this public hearing.

ADJOURNMENT

Mr. Pruitt made a motion, seconded by Mr. Richardson, to adjourn the meeting. The motion passed with Margaret Palmer, Keith Dryden, Mose Stogner, Charles Heggie, Dennis Richardson, Greg Pruitt, and Delores Phillips voting for the motion.

Margaret Palmer – Chairman

Cindy L. McDaniel – Recorder