

**BOARD OF APPEALS**  
**Regular Meeting**  
**Open Session**  
**September 13, 2001**

The Spalding County Board of Appeals held its regular meeting on September 13, 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, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak. Commission Member Margaret Palmer was not present.

Also, present were Assistant County Manager Michael Sabine, Planner Jennifer Peterson, Zoning Attorney Newton Galloway and Cindy McDaniel to record the minutes.

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

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

**MOTION**

Ms. Mathiak made a motion to lift Application #01-33S from the table. The motion passed on a second by Mr. Pruitt with Rosa Callaway, Keith Dryden, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

No one was present for the application. Mr. Dryden stated for the record, this application will be held in case applicant is late for the meeting.

**MOTION**

Ms. Mathiak made a motion to table Application #01-33S to 10/11/01. The motion passed on a second by Mr. Pruitt with Rosa Callaway, Keith Dryden, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

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

**MOTION**

Ms. Mathiak made a motion to lift Application #01-34S from the table. The motion passed on a second by Mr. Pruitt with Rosa Callaway, Keith Dryden, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

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

Mr. Goss stated since the last meeting, he has spoken with neighbors within the vicinity of the location. There are 6 manufactured homes and 3 stick built homes on this road. Mr. Goss stated he spoke with Ms. Dukes, and Ms. Dukes expressed her approval of the application. Most of the residences in the area are family members. There has been some development of modular homes on the west side of Tomochichi Road. This is a family situation where the request is due to medical problems and is in need of help to take care of them.

Mr. Dryden reminded the Board that this application was before them last month and there were some discussion on the information provided by the County regarding the adjacent areas in reference to manufactured homes verses stick built homes. Mr. Dryden inquired if any additional information was available.

Ms. Peterson stated staff report has been amended. Ms. Peterson stated she re-visited the site and compared information to the tax record, and found what was out in the area and the tax record was comparable to information submitted at last meeting.

Frank Harris entered meeting at this time.

Mike Goss came forward, was sworn, stated his name and gave his address as 139 Parham Road.

Mr. Goss stated he has no objections to request. Mr. Goss stated he feels this would help the family due to medical conditions and this would allow other family members to help take care of them. Mr. Goss stated his aunt and uncle are making request for special exception on this property.

Mr. Dryden asked Mr. Eddie Goss to describe the manufactured home to be placed at this location. Mr. Goss stated it is a doublewide, 3 bedrooms, meeting the requirements of the County.

Mr. Sabine stated the search of area is predominately site built homes. The local area immediately adjacent to the site has obviously a fair number of manufactured homes. It is a family situation in which related people own all the immediately adjoined property. Mr. Sabine stated the decision could be justified in either direction. The staff report obviously, by the requirements stated in the UDO, has to lean in the trend towards the search ring of ½ mile. However, taking other factors into account, a decision could go either way.

**MOTION**

Ms. Callaway made a motion to approve Application #01-34S. The motion passed on a second by Ms. Mathiak with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Goss that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on September 27, 2001 meeting at 6:00 p.m.

**Application #01-35S:** Randolph Vaughn, Owner – Gary Gierhart, Agent – 102 Vaughn Circle (2.20 acres located in Land Lot 74 of the 2<sup>nd</sup> Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Gary Gierhart came forward, was sworn, stated his name and gave his address as 780 Hunter Ridge Drive, Jonesboro, Georgia.

Mr. Gierhart stated he is purchasing the property from Mr. Vaughn. Mr. Gierhart stated the manufactured home he is wanting to put on the property is a 28 x 70, has a 5:12 roof pitch, and 3 bedrooms with 2 baths. Mr. Gierhart stated the area is all manufactured housing.

#### **MOTION**

Mr. Pruitt made a motion to approve Application #01-35S. The motion passed on a second by Mr. Richardson with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Gierhart that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on September 27, 2001 meeting at 6:00 p.m.

**Application #01-36S:** Hall and Son, L.L.C., Owner – Ideal Homes of Griffin, Agent – Lot 41 South Stewart Lane (1.02± acres located in Land Lot 54 of the 3<sup>rd</sup> Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Tom Ross of Ideal Homes of Griffin came forward, was sworn, stated his name and gave his address as 101 Moreland Road, Griffin, Georgia.

Mr. Ross stated he has been contacted by Mr. John Peters to place a manufactured home on the property he has under contract with Mr. Gary Hall. The area of Runaway Lake is predominately manufactured homes. Septic tank approval has already been received from Environmental Health. The manufactured home to be put on the property is approximately 1,350 square feet heated with 3 bedrooms and 2 baths. The home will be an enhancement to the area.

#### **MOTION**

Ms. Callaway made a motion to approve Application #01-36S. The motion passed on a second by Ms. Mathiak with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Ross that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on September 27, 2001meeting at 6:00 p.m.

**Application #01-37S:** Terrell L. McKneely, Owner – Ideal Homes of Griffin, Agent – 1430 Jackson Road (4 acres located in Land Lot 193 of the 3<sup>rd</sup> Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Tom Ross of Ideal Homes of Griffin came forward, was sworn, stated his name and gave his address as 101 Moreland Road, Griffin, Georgia.

Mr. Ross stated he has been contacted by Mr. and Mrs. McKneely to replace their 1979 Vintage manufactured home approximately 840 square feet. Mr. and Mrs. McKneely wish to up-grade their home to a 3 bedroom 2 bath home nearly doubling the size of their current home. The home will set back approximately 700 feet off Jackson Road. The area is secluded and can not be seen from Jackson Road. This would be an enhancement to the area.

#### **MOTION**

Mr. Harris made a motion to approve Application #01-37S. The motion passed on a second by Ms. Callaway with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Ross that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on September 27, 2001meeting at 6:00 p.m.

**Application #01-38S:** Carol D. Bishop, Owner – 242 Valley Hill Road (4.62 acres located in Land Lot 142 of the 4<sup>th</sup> Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Carol D. Bishop came forward, was sworn, stated her name and gave her address as 242 Valley Hill Road.

Ms. Bishop stated she has re-acquired property at 242 Valley Hill Road due to a separation. The current home has been added onto and is 31 years old. Ms. Bishop would like to replace the current home with a 1,600 to 1,800 square foot heated home with 3 bedrooms and 2 baths. Ms. Bishop stated she has lived on the property for 21 years.

#### **MOTION**

Ms. Mathiak made a motion to approve Application #01-38S. The motion passed on a second by Mr. Harris with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Ms. Bishop that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on September 27, 2001 meeting at 6:00 p.m.

**Application #01-39V:** Alton E. Gordy, Jr. & William K. Gordy, Owners – SprintCom, Inc., Agent – 4745 W. Ellis Road, located in Land Lot 9 of the 4<sup>th</sup> Land District – requesting a Variance from minimum front yard setback in AR-1 District.

James Ney came forward, was sworn, stated his name and gave his address as 100 Galleria Parkway, Suite 600, Atlanta, Georgia.

Mr. Ney stated this property consists of 60 acres. In January 2001, a Special Exception was approved for a telecommunications tower. The original site approved is filled with marsh and are unable to located tower at this site. Mr. Ney passed around to the Board pictures of the area. The area is heavily wooded. The new location will be 85 feet away from West Ellis Road; therefore, a Variance is needed for 15 feet. The fence will be within the 85 feet Variance not the tower. The tower will almost be completely concealed particularly at the lower ranges and level of the facility and will be the same tower approved in January 2001. Section 411 of the Spalding County UDO sets forth the applicable standards required for a Variance (see attached handout of written responses).

Vicki Dupree came forward, was sworn, stated her name and address as 1547 Oakview Drive, Griffin.

Ms. Dupree stated she owns property next door to the Gordy's property. Ms. Dupree stated she has a concern on how close the site will be to her property. Mr. Ney stated Ms. Dupree's property will not be affected by the variance request.

#### **MOTION**

Ms. Mathiak made a motion to approve Application #01-39V. The motion passed on a second by Mr. Richardson with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Ney that the Board of Appeals has approved his variance application, and he would be receiving a letter from the Community Development office.

**Application #01-40S:** First Assembly of God of Griffin, Owner – Southeastern Commercial Builders, Agent – 200 W. McIntosh Road (92 acres located in Land Lot(s) 66, 67, 94 & 95 of the 3<sup>rd</sup> Land District) – requesting a Special Exception to allow maximum building height of 60 feet.

David Nix came forward, was sworn, stated his name and gave his address as 849 Highway 18 West, Zebulon, Georgia.

Mr. Nix stated he is representing Southeastern Commercial Builders. Mr. Nix stated request is for a Special Exception to allow maximum building height of 60 feet to build a new sanctuary.

Mr. Sabine stated the site is in a R-2 residential district. The text amendment stated in residential districts, a special exception will be required for maximum building height requirement.

#### **MOTION**

Ms. Mathiak made a motion to approve Application #01-40S. The motion passed on a second by Mr. Pruitt with Rosa Callaway, Keith Dryden, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Nix that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on September 27, 2001 meeting at 6:00 p.m.

#### **MINUTES**

The minutes of the August 9, 2001 meeting were approved, with correction on page 1, on a motion by Ms. Callaway and a second by Mr. Pruitt with Keith Dryden, Rosa Callaway, and Greg Pruitt voting for the motion. Dennis Richardson, Karen Mathiak and Frank Harris abstained since they were not present at the meeting.

#### **OTHER BUSINESS**

Mr. Pruitt asked about receiving colored maps with special exception applications for manufactured homes. Mr. Sabine stated the Board will be receiving shaded maps now that Spalding County has a new GIS person. Her name is Lisa Beck, and she comes to us from Butts County.

Mr. Dryden stated he would like to congratulate Mr. Sabine on his promotion to Assistant County Manager.

#### **ADJOURNMENT**

Ms. Mathiak made a motion, seconded by Mr. Richardson, to adjourn the meeting. The motion passed with Keith Dryden, Rosa Callaway, Frank Harris, Dennis Richardson, Greg Pruitt, and Karen Mathiak voting for the motion.

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Keith Dryden – Chairman

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Cindy L. McDaniel - Recorder