

BOARD OF APPEALS
Regular Meeting
Open Session
October 11, 2001

The Spalding County Board of Appeals held its regular meeting on October 11, 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, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans for Karen Mathiak.

Also, present were 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 #01-41S: Lewis Brewer, Owner – Minerva Properties, LLP, Agent – 111.49 acres on Johnson Road Extension, located in Land Lot(s) 247, 248 & 234 of the 3rd Land District – requesting a Special Exception to allow condominium dwelling, patio dwelling or zero lot line dwellings in the Planned Development District.

Application #01-42S: Cole Tract Associates, L.P., Owner – Minerva Properties, LLP, Agent – 95.47 acres on Trestle Road, located in Land Lot 145 of the 2nd Land District – requesting a Special Exception to allow condominium dwelling, patio dwelling or zero lot line dwellings in the Planned Development District.

Brian Davison came forward, was sworn, stated his name, and gave his address 1733 Council Bluff Drive, Atlanta.

Mr. Davison stated he is one of the partners of Minerva Properties, LLP. Mr. Davison stated he is going to discuss a portion of an overall project, with the majority being in Henry County. Mr. Davison stated 950 acres would be in Henry County and 210 acres in Spalding County. The large master plan community includes a golf course, major amenity center, frontage on the Cole Reservoir, 3 different amenity pods, and a wide variety of price points and home types from the low end of \$130,000 up to an unknown high end of \$800,000 to \$1,000,000 when the houses are build on the lake. The product type in Spalding County will be variation of large lot single family homes (in excess of 3,000 to 3,500 square feet) through to one story ranches (in the range 1,500 to 2,000 square feet), and also a wide variety of different product targeting empty nesters. Market studies have shown there is a huge demand in the entire southeast part of Atlanta for a product that caters more to a low maintenance life style, but at a high quality housing product. The entire design of the project is to be able to spend minimal time maintaining your house and maximum part of enjoying your life by golfing, swimming at the clubhouse, walking on the trail, and getting out on the lake. The section in Spalding

County would allow a variety of different condominiums, cluster homes, patio homes, and zero lot line homes on a smaller lot with a lot of open space around them. The special exception request before the Board tonight is to allow these condominiums, patio homes, and zero lot line homes on this property.

Mr. Dryden asked Mr. Davison if each application was the same. Mr. Davison stated it was. Mr. Dryden stated that the Board would consider each application for its own merit, but for discussion purposes as one application.

Mr. Davison stated Minerva has worked fairly extensively with the Community Development office on a series of detailing, conditions and restrictions on roof pitches, product material, etc. Mr. Davison stated this was fairly easily, because Minerva had already planned to do the level, which had been requested and is part of the rezoning application.

Mr. Davison stated someone buying into this product is someone coming out of a larger house, the kids have left home, and wanting lower maintenance, but still wanting a quality home. The lowest price point will be in the GG Section with ranch type homes on single family lots with a range of 1,800 to 2,400 square feet and price range of \$160,000 maybe \$150,000.

Mr. Davison advised the Board that Henry County sewer and water would serve this project. There will be no cost to Spalding County for any utility provision.

Mr. Richardson asked Mr. Davison if the building sites would be clear cut, graded off, and then replant the smaller trees? Mr. Davison stated some will and some would not. The single family lots will be selective. The lots will be large enough to carve the house out of the lot. The lots are fairly well treed. The denser areas will be clear cut within the pod, re-level graded and heavily re-landscaped. The builder Minerva is working with on that product is McKinsey-Perry Homes. McKinsey-Perry Homes was specifically selected because of their finish detail.

Mr. Davison stated Minerva would have a nursery on site to grow their own trees and move them back into the project.

Mr. Davison stated on the Spalding County side of Trestle Road, most of the residences wanted the road paved. On the Henry County side, most of the residences want Trestle Road left unpaved. Minerva will have to realign Trestle Road to pave it within the community.

Mr. Richardson asked Mr. Davison what the approximate density (households) would be in the area once the project is developed. Mr. Davison stated the plan shows 588 units. Mr. Davison stated due to redesigning the project, the lot sizes have all increased. Mr. Davison stated the total unit count was cut down to approximately 420± over 210 acres, which would be 2 unit per acre. There would be approximately 10% of the homes on the

Spalding County side would have children. The approximate density would be 80 people.

Mr. Davison stated the development should start in Spalding County early 2004, beginning with the AA Pod. The boulevard would have to be constructed all the way through the development first. The construction of the houses would begin late 2004.

Milton Weekly came forward, was sworn, stated his name, and gave his address as 127 Johnson Road Extension, Locust Grove, Georgia.

Mr. Weekly stated he is one of the residents who would like to see Johnson Road Extension kept unpaved to keep down the traffic from the subdivision. Mr. Weekly stated his major concern is the density of the homes and the cluster of the condominiums. Mr. Weekly stated property taxes would go up and some of the residences could not afford them. Mr. Weekly stated he would probably sell within the next few years.

John Burden came forward, was sworn, stated his name, and gave his address as 107 Johnson Road Extension.

Mr. Burden stated he agrees with the preservation of Johnson Road Extension. At this time, it appears that the road, from the development, would not come out onto Johnson Road Extension. Mr. Burden stated with the condition Johnson Road Extension and Trestle Road are in now, the County could not maintain it with just the few houses on it now. Mr. Burden stated he and his wife are continually calling Mr. William Wilson or whomever can be reach to come out and work on the roads. Mr. Burden stated he felt there would be some traffic increase on Johnson Road Extension and Trestle Road. Johnson Road Extension is not wide enough for two cars to pass and is a safety hazard. Mr. Burden stated property taxes are a concern for quiet a few residences in the area.

Mr. Davison stated the reservoir is a Henry County drinking water reservoir on approximately 1,100 acre. There are strict regulations Minerva will have to abide by for this reservoir.

Mr. Galloway stated this development is of a regional impact. This project has been not only through Spalding County, but Henry County, Atlanta Regional Commission, and McIntosh Trail Regional Development Center. All have approved the project, except for Spalding County and the Corps of Engineers.

MOTION

Dennis Richardson made a motion to approve Application #01-41S as conditioned per staff recommendation. The motion passed on a second by Frank Harris with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

MOTION

Greg Pruitt made a motion to approve Application #01-42S as conditioned per staff recommendation. The motion passed on a second by Frank Harris with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

Mr. Dryden advised Mr. Davison that the Board of Appeals has recommended approval on both of the applications and the Board of Commissioners will consider the applications on October 25, 2001 meeting at 6:00 p.m.

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 2nd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

MOTION

Frank Harris made a motion to lift Application #01-33S from the table. The motion passed on a second by Greg Pruitt with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

Applicant did not show up for meeting. Mr. Dryden advised the Board that this is the second month this application has been before the Board. Mr. Dryden stated a letter was sent on his behalf and subsequent conversation with the applicant was made. Mr. Dryden stated he did not foresee a need to continue this item on the agenda and asked for a motion from the Board to resolve this application at this time.

MOTION

Frank Harris made a motion to deny Application #01-33S. The motion passed on a second by Greg Pruitt with Rosa Callaway, Keith Dryden, Margaret Palmer, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion. Charles Heggie abstained since he was not present at the previous meeting.

Mr. Dryden advised that the Board of Appeals has recommended denial of the application and the Board of Commissioners will consider the application on October 25, 2001 meeting at 6:00 p.m.

Application #01-43S: Albert T. and Opal Price, Owners – Regina Paradis, Agent – 275 Meeks Street – requesting a Special Exception to allow an additional dwelling on property due to hardship in the AR-1 District.

Regina Paradis came forward, was sworn, stated her name, and gave her address as 417 Patton Road, Griffin, Georgia.

Ms. Paradis stated she is Mr. Price’s daughter. Ms. Paradis stated she is requesting to put a manufactured home on her parent’s property to help take care of her mother who is very

ill. Ms. Paradis stated her father is not able to take care of her mother by himself. The manufactured home has been given to Ms. Paradis by her brother-in-law. Ms. Paradis stated she was aware this home is on a temporary basis.

MOTION

Frank Harris made a motion to approve Application #01-43S. The motion passed on a second by Greg Pruitt with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

Mr. Dryden advised Ms. Paradis that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on October 25, 2001 meeting at 6:00 p.m.

Application #01-44V: Christi Crowley Duncan, Owner – James D. Duncan, Agent – 1213 S. McDonough Road – requesting a Variance from minimum front yard setback in the AR-1 District.

David Duncan came forward, was sworn, stated his name, and gave his address as 1213 S. McDonough Road.

Mr. Duncan stated the variance request is to allow him to build an attached garage and front porch to an existing home. The addition would match the home. Mr. Duncan stated he would re-roof the entire home. The existing house was built in 1954 and an addition was added in 1964. The home currently sits within the 100 foot setback. Mr. Duncan stated he is requesting a variance from 100 feet to 60 feet.

MOTION

Greg Pruitt made a motion to approve Application #01-44V. The motion passed on a second by Rosa Callaway with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

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

Application #01-45S: Joseph Paul and Patricia A. Hatley, Owners – 2312 N. Walkers Mill Road – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Joseph Hatley came forward, was sworn, stated his name, and gave his address as 1064 Highway 19 South, Zebulon.

Mr. Hatley stated he has sold the property to Mr. Timothy Hilgeford who is present to speak on this application.

Ms. Peterson stated since the application was originally submitted, the ownership has changed. The new owner is present tonight. Ms. Peterson stated this has been checked through our attorney and everything is clear to proceed on this application.

Timothy Hilgefurd came forward, was sworn, stated his name, and gave his address as 2312 N. Walkers Mill Road, Griffin, Georgia.

Mr. Hilgefurd stated the request for special exception is to replace an existing 24 x 50 manufactured home with a new 28 x 60 manufactured home.

MOTION

Dennis Richardson made a motion to approve Application #01-45S. The motion passed on a second by Rosa Callaway with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

Mr. Dryden advised Mr. Hatley that the Board of Appeals has recommended approval of the application and the Board of Commissioners will consider the application on October 25, 2001 meeting at 6:00 p.m.

Application #01-46V: John L. & Helen W. Picklesimer, Owners – 2 acres on Rover-Zetella Road, located in Land Lot 62 of the 1st Land District – requesting a Variance from minimum 5 year age limit on Conventional Dwellings.

John L. Picklesimer came forward, was sworn, stated his name, and gave his address as 400 Rover-Zetella Road, Griffin, Georgia.

Mr. Picklesimer stated the request is to move an older home onto his property for his granddaughter to reside in. Mr. Picklesimer stated this is a good solid house with approximately 1,450 square feet and would meet code. The home is being moved from Lake City, and the age of the homes is unknown. It is a stick built house with $\frac{3}{4}$ decking, $\frac{3}{4}$ sub-floor, $\frac{3}{4}$ storm sheeting, hardwood floors, ceramic tile and $\frac{3}{4}$ redwood siding on the outside of the house. Mr. Picklesimer stated when the remodeling is complete, it will look like a new house. Mr. Picklesimer stated he will put on new roof, new foundation, a mud room/laundry room will be added off the back of the house, and will add a front porch. The foundation will have concrete block with stucco.

Mr. Dryden stated he felt some stipulations on exterior remodeling should be added to the approval of this application.

MOTION

Greg Pruitt made a motion to approve Application #01-46V conditioned on a covered front porch to be attached 1 foot to the left of the off-set of the house and cover at least the front door and continue $\frac{3}{4}$ the way up the ridge of the roof, and add a laundry/mud room on the back of the house to have a brick or block foundation. The motion passed on a second by Margaret Palmer with Rosa Callaway, Keith Dryden, Margaret Palmer,

Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

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

MINUTES

The minutes of the September 13, 2001 meeting were approved, with corrections, on a motion by Ms. Callaway and second by Mr. Richardson with Keith Dryden, Rosa Callaway, Frank Harris, Greg Pruitt and Dennis Richardson voting for the motion. Charles Heggie, Margaret Palmer, and John Youmans abstained since they were not present at the meeting.

OTHER BUSINESS

Mr. Dryden formally welcomed Charles Heggie to the board and stated the Board members are looking forward to working with Mr. Heggie.

ADJOURNMENT

Dennis Richardson made a motion, seconded by Greg Pruitt, to adjourn the meeting. The motion passed with Keith Dryden, Rosa Callaway, Margaret Palmer, Charles Heggie, Frank Harris, Dennis Richardson, Greg Pruitt, and John Youmans voting for the motion.

Keith Dryden – Chairman

Cindy L. McDaniel - Recorder