

BOARD OF APPEALS
Regular Meeting
Open Session
December 13, 2001

The Spalding County Board of Appeals held its regular meeting on December 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, Margaret Palmer, Charles Heggie, Frank Harris, Greg Pruitt, and Karen Mathiak. Dennis Richardson was not present.

Also, present were Planner Jennifer Reynolds, 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 #01-52V: Lift from the table - James Carlton Allen, Owner – 2500 High Falls Road (1.341 acres located in Land Lot 18 of the 3rd Land District) – requesting a Variance to allow a conventionally constructed home into the county older than the 5 year maximum.

MOTION

Ms. Mathiak made a motion to lift from the table #01-52V. The motion passed on a second by Ms. Palmer with Keith Dryden, Rosa Callaway, Margaret Palmer, Charles Heggie, Greg Pruitt, and Karen Mathiak voting for the motion.

James Carlton Allen came forward, was sworn, gave his name, and address as 890 Highway 42 South, Jackson, Georgia.

Mr. Allen submitted drawings showing how the home would be remodeled and a list of improvements to be made to the home. Mr. Allen went over the list of improvements to be made to the home with the Board of Appeals. Mr. Allen stated the home is a very sound structure and only cosmetics are needed. Mr. Allen stated the house would be on a brick foundation. Mr. Allen stated the foundation would be termite treated. Mr. Allen stated there would be 60 to 70 shrubs to be planted for landscaping around the home and on the property.

Ms. Callaway asked if the Board of Appeals approved this variance, when would construction begin. Mr. Allen stated immediately.

Mr. Allen stated he had contacted Ms. Johnson, who had written the letter against approval of the variance, and invited her to attend the meeting to review the drawing submitted to the Board of Appeals. Mr. Allen stated Ms. Johnson is not an adjoining

property owner, nor does she live in the area. Mr. Allen stated he has spoken with the adjoining property owners, and has received favorable approval from his neighbors.

Annselma Allen came forward, was sworn, gave her name, and address as 890 Highway 42 South, Jackson, Georgia.

Ms. Allen stated she spoke with Ms. Johnson today, and Ms. Johnson has misunderstood about the property next door, which Ms. Allen's father-in-law owns. Ms. Allen stated she explained to Ms. Johnson that her father-in-law did not own this piece of property and would not be residing at this residence.

T. Matthew Jones came forward, was sworn, gave his name, and address as 2495 High Falls Road.

Mr. Jones stated he has known Mr. Allen and his wife for a number of years and currently resides across the street from this property. Mr. Jones stated he has no problem moving the home on the property. Mr. Jones stated Mr. Allen would be continuing his auto mechanic business and be an aid to Mr. Allen's father. Mr. Jones stated he would be happy to have Mr. and Ms. Allen as neighbors.

Mr. Harris entered the meeting at this time.

Mr. Dryden stated a request has been received from Ms. Betty Johnson to read her letter into the minutes again (see attached).

Ms. Allen stated she had spoke with Ms. Johnson today, and Ms. Johnson stated she didn't care if the home was moved on the property. Ms. Johnson did not want Ms. Allen's property looking like her father-in-law's property. Ms. Allen assured Ms. Johnson that this would not happen. Ms. Allen stated she and Mr. Allen were hoping to help her father-in-law make improvements on his home and clean-up his yard.

Ms. Allen stated she is a certified nursing technician, and can help with her father-in-law's physical therapy.

Mr. Harris questioned Mr. Allen's auto repair work. Mr. Jones stated Mr. Allen is his personal mechanic. Mr. Jones stated Mr. Allen does various work for people in the community.

Mr. Dryden stated clarification needs to be made on Mr. Allen's auto repair work. Mr. Allen stated his business would not be operated from this location.

Mr. Dryden stated last month the Board of Appeals had requested additional information be submitted on how Mr. Allen was going to upgrade the appearance of this home. Mr. Dryden stated this information had been provided to the Board of Appeals. Mr. Dryden asked Mr. Allen if he was committed to completing this project 100% if this variance was

granted. Mr. Allen stated the improvements submitted are basic and are not all of the improvements to be made.

Mr. Harris asked what redress does the county have if this variance was granted and all of a sudden this project falls through. Ms. Reynolds stated the Board of Appeals could place conditions upon the approval of this variance that some of the exterior changes proposed by the applicant be completed before a final inspection is done on the home. Ms. Reynolds stated Spalding County does not have a regulation requiring Mr. Allen to move his home to the property once this variance is approved. If Mr. Allen changes his mind, this is his right.

MOTION

Ms. Callaway made a motion to approve Application #01-52V conditioned to the list of improvements submitted by applicant (see attached). The motion passed on a second by Ms. Palmer with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, and Karen Mathiak voting for the motion.

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

Application #01-54S: Sonya Busby Bond, Owner – 2 acres off Malier Road, located in Land Lot 44 of the 3rd Land District – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Sonya Bond came forward, was sworn, gave her name, and address ad 1030 Malier Road, Hampton.

Ms. Bond stated she filed an application due to hardship to put a manufactured home on 2 acres of land next to 6.5 acres, which Ms. Bond currently owns. Ms. Bond stated the request for the home is for her disabled sister. Ms. Bond stated her sister currently resides out of county. Ms. Bond stated her sister was receiving financial support from her daughter until several months ago. Ms. Bond stated her sister receives \$500 a month from social security disability for her total living expenses.

Ms. Bond stated the home she is requesting to put on the property has been in the area since 1991. Ms. Bond stated the home is being purchased from a homeowner down the road from her. The home would only have to be moved approximately 1,000 feet down the road to Ms. Bond's property. The home will meet the requirements of Spalding County. Ms. Bond stated there are 3 manufactured homes down the road from her property.

Mr. Harris asked Ms. Bond what type of disability her sister has. Ms. Bond stated her sister was shot in the back of the head and in the abdomen about 30 years ago. Ms. Bond stated her sister is somewhat mentally and physically disabled. Ms. Bond stated there

needs to be a family member to be with her sister to look over her welfare and financial matters.

Danny Anderson came forward, was sworn, gave his name, and address as 1030 Malier Road.

Mr. Anderson stated he and Ms. Bond are trying to get this home set up so that Ms. Bond's sister can reside in it. Mr. Anderson stated whatever is required from Spalding County will be done.

Evelyn Wellmann came forward, was sworn, gave her name, and address as 1887 Glenhaven Circle, Decatur, Georgia.

Ms. Wellmann stated she is the sister of Ms. Bond. Ms. Wellmann stated her daughter got married, moved out, and left her in Decatur by herself. Ms. Wellmann stated her family is now helping her to pay bills. Ms. Wellmann stated she would like to live close by her sister, Ms. Bond.

Ms. Mathiak asked Ms. Bond if she owns all of the 6.5 acres. Ms. Bond stated yes. Ms. Mathiak asked how old is the manufactured home. Ms. Bond stated the home is a 1991 Peachwood.

Mr. Harris asked if this application was for a hardship case. Ms. Reynolds stated the application submitted was for a permanent Class A Manufactured home. Ms. Reynolds stated the intent of the applicant was to subdivide 2 acres off as a separate piece of property.

Ms. Mathiak stated she was having a problem with Ms. Bond cutting out 2 acres to allow another manufactured home. Ms. Mathiak asked if the option would be better to allow this home as an accessory home for Ms. Bond rather than cutting out a 2-acre lot. Ms. Reynolds stated there would be a couple of differences. One being both homes would be on the same piece of property. The home could be a Class B or C home and would be a temporary use to be removed within 30 days of the use no longer being necessary.

Mr. Dryden asked Ms. Mathiak what problem she was having by dividing 2 acres from the property. Ms. Mathiak stated the area has a trend of conventionally built homes instead of manufactured homes.

Mr. Dryden stated the Board of Appeals has the discretion to vote on the application as is presented or present an option to the applicant. If the applicant desires not to make a change, then the Board of Appeals will vote on the application as stated.

Mr. Dryden stated that several members of the Board of Appeals have a problem dividing 2 acres off to place a permanent manufactured home versus a temporary issue. Spalding County does provide medical hardship issues for temporary placement of a manufactured home on property for as long as the need is there. After the need ceases to exist, the

homes has to be removed within 30 days. There is no time limit until the need is no longer there, whether it be 2 months, 2 years, or 20 years. Several members of the Board have some concerns whether or not this would be a more feasible option verses an application for a permanent structure as submitted.

Ms. Bond stated she has not had to apply for anything of this nature before and was not sure of which route to take. Ms. Bond stated she would like for her sister to reside nearby because the home is already close by. Ms. Bond stated there are other manufactured homes on the road. Ms. Bond stated she could subdivide 2 acres or leave the property as 6 ½ acres and located the home for as long as her sister lives. Ms. Bond stated she would do whatever the Board of Appeals would like for her to do.

Mr. Dryden stated the trend for the area is for conventional built homes verses manufactured homes. Mr. Dryden stated this is one of the most significant criteria the Board of Appeals looks at. Mr. Dryden stated there is an alternative available for a medical hardship issue. The home would be a temporary issue. Mr. Dryden stated he felt the Board of Appeals would give favorable approval for a temporary medical hardship verses a permanent structure as applied.

Mr. Dryden asked Ms. Reynolds if Ms. Bond would need to reapply for a medical hardship case. Mr. Dryden stated he was aware that the Board of Appeals could consider this application as it stands or could table the application. Ms. Reynolds stated the Board of Appeals could table the application, revise her application, then the Board of Appeals could condition the application upon the submittal of a doctor's note of a certified medical hardship with the removal of the home within 30 days after the use is no longer necessary.

Mr. Dryden asked Ms. Bond if applying for a medical hardship would be something she might consider. If so, the Board of Appeals could table the application until their next meeting. This would allow time for Ms. Bond to get back with the Community Development office to amend the application. Ms. Bond stated she had no problem amending the application for a medical hardship.

MOTION

Ms. Mathiak made a motion to table Application #01-54S until January 10, 2002 meeting. The motion passed on a second by Ms. Callaway with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Greg Pruitt, and Karen Mathiak voting for the motion.

Application #01-56S: Stanley L. Colwell, Owner – Union Baptist Church, Agent – 34.22 acres off North McDonough Road, located in Land Lot 49 of the 2nd Land District – requesting a Special Exception to allow a Church in the AR-1 District.

Timothy Conort came forward, was sworn, stated his name, and gave his address as 1440 Wesley Drive.

Mr. Conort stated Union Baptist Church is seeking a special exception for the purpose of relocating their church. The church is physically landlocked at the present location. The new site would allow for future growth and allow for the church to stay in the community the church has been in for over 152 years. The property would have a worship center approximately 160 x 80 and would seat approximately 500 to 600 people depending on the configuration inside the building. There would be two adjacent buildings. One would be an educational building to house an office for church staff and classrooms. The other building would be a fellowship hall. The buildings would be brick construction. Construction would not begin until the land has been paid off.

Lee Reeves came forward, was sworn, stated his name, and gave his address as 1465 North McDonough Road.

Mr. Reeves stated he owns 5 acres at the northeast corner of the property. Mr. Reeves stated he has no problem with a church being built on the property and would rather see the church than anything being built on the property. Mr. Reeves stated his concern is with the run-off of the water from the property.

Mr. Dryden stated there are codes and regulations requiring storm-water and runoff, and would be addressed during the construction phase of the development.

David McPherson came forward, was sworn, gave his name, and address as 1436 North McDonough Road.

Mr. McPherson stated he resides across the street from this development. Mr. McPherson stated his concern is where the parking lot would be located on the property and what the exterior structure would be. Mr. McPherson stated he has no problem for the church to be located on the property. Mr. McPherson stated he would rather have a church than a subdivision.

MOTION

Mr. Harris made a motion to approve Application #01-56S. The motion passed on a second by Mr. Heggie with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Conort that the Board of Appeals has recommended unanimous approval for the application and the Board of Commissioners will consider the application on January 24, 2002 meeting at 6:00 p.m.

Application #01-57V: Pilkenton-Murray, LLC, Owner – 25.65 acres off Aerodrome Way, located in Land Lot 86 of the 2nd Land District – requesting a Variance from minimum lot area, minimum lot width, and to allow a cul-de-sac street to exceed 300 linear feet in the R-4 District.

Niles Murray came forward, was sworn, gave his name, and address as 1400 Maple Drive, Griffin, Georgia.

Mr. Murray stated Pilkenton-Murray would like to develop these 25.64 acres off Aerodrome Way. The Spalding County Board of Commissioners has approved the rezoning of R-4 on this property. The R-4 zoning allows 1,500 square foot homes. The homes would, also, have garages, sodded front yards, water, and septic tanks. There will be 22 lots in the development.

Mr. Murray stated the variance is needed for 2 lots on road frontage which has less than 100 feet frontage, 2 cul-de-sac streets – one at 700 feet on the east side and 1 at 900 feet on the west side, and the lots sizes of $\frac{3}{4}$ of an acres. The development will have a lot of greenspace. Mr. Murray stated the minimum price range would be from \$120,000 to \$135,000. Mr. Murray stated the development would have a 25-foot buffer on Aerodrome Way. No residences will face Aerodrome Way. All homes will face inward into the development.

B. Marvin Leverette came forward, was sworn, stated his name, and gave his address as 73 Aerodrome Way.

Mr. Leverette stated he owns property next and across the street from this development. Mr. Leverette stated his concern is with the water run-off onto his property. Mr. Leverette stated he gave Spalding County the right-of-way to pave the road. Mr. Leverette stated all the water from Custom Trailers runs down onto his property. Mr. Leverette stated he, also, has water run-off from Carver Road. Mr. Leverette stated he has no objections to the project, but he doesn't want the water running onto his property.

Mr. Murray stated the water issue would be addressed during the construction phase of this development. Mr. Murray stated the water run-off would be controlled in a manner that no more water would run-off of this property onto Mr. Leverette's property.

Mr. Pruitt stated Mr. Murray has engineers to develop his plans and Spalding County would have engineers review as well.

Ms. Mathiak stated Spalding County Planning Commission has worked hard on this development. Mr. Murray got caught in between our new Conservation Subdivision plats and some of Spalding County's newer ideas of not taking up road frontage. This development is a nice community where owners would feel safe. Ms. Mathiak stated the request for cul-de-sac streets to be 700 feet and 900 feet long would allow for emergency vehicles the necessary area for turnarounds.

MOTION

Ms. Mathiak made a motion to approve Application #01-57V. The motion passed on a second by Mr. Pruitt with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, and Karen Mathiak voting for the motion.

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

Application #01-58S: Niasia A. Campbell, Owner – Galaxy Homes, Inc., Agent – 3 acres on Boynton Road, located in Land Lot(s) 149 & 150 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Keith Robertson came forward, was sworn, gave his name, and address as 235 Bellview Loop, Fayetteville.

Mr. Robertson stated he is representing Galaxy Homes and Niasia Campbell. Mr. Roberts stated Ms. Campbell has purchased 3 acres in Sunnyside Farms on Boynton Road and is requesting to place a 2,000 square foot manufactured home on her property. Sunnyside Farms was actually developed for manufactured homes.

The Board of Appeals had a concern with the number of conventionally built homes verses the number of manufactured homes in the area. Mr. Harris stated there are a total of 46 structures in the area with 16 of the structures being manufactured homes.

MOTION

Ms. Palmer make a motion to approve Application #01-58S with a second by Ms. Callaway. Vote was 2 for and 5 against. No action was taken and requires another vote.

MOTION

Mr. Pruitt made a motion to deny Application #01-58S. The motion passed on a second by Mr. Harris with Keith Dryden, Charles Heggie, Frank Harris, Greg Pruitt, and Karen Mathiak voting for the motion. Rosa Callaway and Margaret Palmer voted against the motion.

Mr. Dryden advised Mr. Roberts that the Board of Appeals has recommended denial for the application and the Board of Commissioners will consider the application on January 24, 2002 meeting at 6:00 p.m.

Application #01-59V: Duane R. and Patricia Bryant, Owners – Alan D. Bryant, Agent – 50.84 acres off North Walkers Mill Road, located in Land Lot 20 of the 2nd Land District – requesting a Variance from minimum lot width in the R-2 District.

Alan Bryant came forward, was sworn, gave his name, and address as 243 Old Stagecoach Road, Stockbridge, Georgia.

Mr. Bryant stated that his parents are owners of this property. Mr. Bryant stated there is an existing home on the property now. Mr. Bryant stated he would like to purchase the property, but is not in a position to purchase the house and all of the property. Mr. Bryant stated his cousin would like to purchase the house and some acreage. Mr. Bryant stated the property has 200-foot road frontage. Mr. Bryant stated he would like to have 2

lots with 1 lot having 125-foot road frontage and 75-foot frontage with the remaining property.

Mr. Pruitt asked if all of the property was zoned R-2. Ms. Reynolds stated the front portion of property at the 500 feet off the center of the road is R-2 with AR-1 on the remaining property. Mr. Pruitt asked why Mr. Bryant needed 2 acres. Ms. Reynolds stated that the existing home is in the AR-1 zoning.

Mr. Dryden stated the Community Development office received a telephone call from a neighbor voicing his approval of this application.

MOTION

Mr. Pruitt made a motion to approve Application #01-59V conditioned that the lot with the existing house would have 2 acres. The motion passed on a second by Ms. Callaway with Rosa Callaway, Keith Dryden, Margaret Palmer, Frank Harris, and Karen Mathiak voting for the motion. Charles Heggie voted against the motion.

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

Application #01-60S: Brenda Lane, Owner – 1068 North McDonough Road (2.008 acres located in Land Lot 47 of the 2nd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Brenda Lane came forward, was sworn, stated her name, and gave her address as 1068 North McDonough Road.

Ms. Lane stated she wants to replace an existing 1970 manufactured home with a new home. Ms. Lane stated she has spoken with her neighbors and none have objected to her request.

MOTION

Mr. Heggie made a motion to approve Application #01-60S. The motion passed on a second by Ms. Palmer with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, Greg Pruitt, and Karen Mathiak voting for the motion.

Mr. Dryden advised Ms. Lane that the Board of Appeals has recommended unanimous approval for the application and the Board of Commissioners will consider the application on January 24, 2002 meeting at 6:00 p.m.

Application #01-61V: John T. Bolton, Owner – Richard L. Mullins, Agent – 5 acres off Rover-Zetella Road, located in Land Lot 66 of the 1st Land District – requesting a Variance from minimum road frontage and lot width in the AR-1 District.

Dick Mullins came forward, was sworn, gave his name, and address as 676 Brooks Circle, Griffin, Georgia.

Mr. Mullins stated Tract B-1 has 2.35 acres and Tract B has 2.65 acres. Mr. Mullins stated Mr. Bolton is the owner of both tracts as well as Tract J, which is 0.64 acres. Mr. Mullins stated the total acreage of both tracts is 5 acres. Mr. Mullins stated rather than building a house on Tract J and a house on the 5 acres, Mr. Bolton is seeking to give up the right to build on Tract J and build two houses on 5-acre tract. Mr. Bolton did own the property in front of this tract years ago and had planned to divide this property.

Mr. Mullins stated he would build 2 nice homes on this property and the homes would be far enough off the road.

Mr. Mullins stated the 5 acres have been recorded and pre-date the zoning ordinance. Mr. Mullins stated yes, Mr. Bolton created this request, but it make more sense to build two houses in the back than it does 1 in the front and 1 in the back. Mr. Mullins stated there is a 50-foot easement access that cross Mr. Smith's property. Mr. Mullins stated that Mr. Smith is of the opinion that there is not an easement that does not cross Mr. Smith's property. Mr. Bolton is of the opinion there is an easement that cross Mr. Smith's property. Mr. Mullins stated at this time, it is unclear if the easement is valid or not.

Mr. Mullins stated what Mr. Bolton is asking the Board of Appeals do is to consider this application for the variance assuming that Mr. Bolton does have an easement to this property.

Mr. Mullins asked Ms. Reynolds if Mr. Bolton would have a right to build a house on Tract J if the tract was a lot of record prior to the date of the Zoning Ordinance. Ms. Reynolds stated Mr. Mullins was correct, but Mr. Bolton would also have to meet the setback requirements and review from Environmental Health.

Mr. Dryden asked in regard to the easement, was this an oversight. Mr. Mullins stated Mr. Bolton filed this plat with the easement on property after he had deeded the property to Mr. Bolton's wife. Mr. Bolton felt by recording this plat it reserved that easement.

Mr. Mullins stated if the Board of Appeals grants the variance, Mr. Bolton has a choice to acquire, obtain, or enforce the easement, or come in from a different direction from the north. Mr. Mullins stated these were Mr. Bolton's problems.

John T. Bolton came forward, was sworn, gave his name, and address as 873 Moreland Road, Griffin.

Mr. Bolton stated he owned the property to the east of this property. Mr. Bolton stated he thought whoever survived would still live there. This did not happen. Mr. Bolton stated when his wife died; she stated in her will that the property be left to her daughter and 2 grandchildren. Mr. Bolton stated before his wife died, Ms. Bolton was in agreement that Mr. Bolton would get the easement across the corner of that property. Mr. Bolton stated everyone was aware this easement had been recorded on a plat.

Charles Smith came forward, was sworn, gave his name, and address as 1093 Rover-Zetella Road.

Mr. Smith stated he now owns the 4.97 acres that Mr. Bolton use to own. Mr. Smith stated there is no easement recorded on his deed. Mr. Smith stated Mr. Bolton deeded this property to Mr. Bolton's wife back in 1978. Mr. Smith stated Mr. Bolton has created his own problem by land locking the property. Mr. Smith stated the neighbors in the area do not was houses built on the 5 acres.

Diana Hand came forward, was sworn, gave his name, and address as 921 Rover-Zetella Road.

Ms. Hand stated she owns property next to where the easement will be located, and the easement would be approximately 30 feet from her back door. Ms. Hand stated she is against this variance request.

Mike Chambers came forward, was sworn, gave his name, and address as 917 Rover-Zetella Road.

Mr. Chambers stated that not all of the houses are near the road. There 3 houses side-by-side approximately 50 feet from the back of the property line. Mr. Chambers stated the road would be located about 60 feet from his driveway. Mr. Chambers stated when he and his wife purchased their property; they were advised no home would be built on that property.

Mr. Dryden read a letter from Betty and P. J. Calhoun into the minutes (see attached).

Mr. Dryden stated he has a concern with the easement issue and that does have play on whether or not this variance is granted by the Board of Appeals. Mr. Dryden stated there is a heavily disputed fact on whether or not these is access to the property. Mr. Dryden stated he would feel better voting on the variance once the easement has been resolved.

Mr. Mullins stated Mr. Bolton is asking the Board of Appeals to consider the application as submitted.

MOTION

Ms. Mathiak made a motion to table Application #01-61V until the easement matter has been resolved. The motion passed on a second by Mr. Harris with Rosa Callaway, Keith Dryden, Frank Harris, Greg Pruitt, and Karen Mathiak voting for the motion. Charles Heggie and Margaret Palmer voted against the motion.

Mr. Dryden advised Mr. Bolton that his application has been tabled until the easement matter has been resolved.

Application #01-62V: MRC Development, Inc., Owner – Omni Consulting Services, Agent – 29.45 acres off Zebulon Road, located in Land Lot 119 of the 2nd Land District – requesting a Variance to allow cul-de-sac street to exceed 300 linear feet in the R-1 District.

Tom Hardy came forward, was sworn, gave his name, and address as 665 Highway 74 South, Peachtree City.

Mr. Hardy stated he is representing Omni Consulting Services. Mr. Hardy stated the preliminary plat has been approved pending the variance approval. Mr. Hardy stated the property is very linear in shape. To the west and south in the back portion of the property, there are wetlands and a creek. Mr. Hardy stated MRC Development is trying to keep the cul-de-sac up off the hill away from the natural features.

MOTION

Mr. Harris made a motion to approve Application #01-62V. The motion passed on a second by Ms. Mathiak with Rosa Callaway, Keith Dryden, Margaret Palmer, Charles Heggie, Frank Harris, and Karen Mathiak voting for the motion.

Mr. Dryden advised Mr. Hardy 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 November 8, 2001 meeting were approved on a motion by Frank Harris and second by Margaret Palmer with Keith Dryden, Rosa Callaway, Margaret Palmer, Charles Heggie, Frank Harris, and Karen Mathiak voting for the motion. Greg Pruitt abstained since he was not present at the meeting.

OTHER BUSINESS:

Mr. Dryden stated that at the January 2002 meeting a new chairman and vice-chairman will be elected. Mr. Dryden stated he would like to express his sincere appreciation for the support he has had serving as chairman for this year.

ADJOURNMENT

Ms. Mathiak made a motion, seconded by Mr. 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