

SPALDING COUNTY APPEALS BOARD
Regular Meeting
April 14, 2016

The Spalding County Appeals Board held its regular monthly meeting on April 14, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chair, presiding; Ed Brown; Robert Lattimore and Bill Slaughter. Curtis Keys was not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes.

Ms. Cannon called the meeting to order and invited anyone present that was not the applicant and wanted to address the Board on any of the applications to come forward and sign the request form.

Application #16-03V: Richard D. and Paula D. Brigdon, Owner – 300 Anna Ruby Court (0.2 acres located in Land Lots 186 & 199 of the 3rd Land District) – requesting a Variance from rear yard setback in the AAR District.

Richard D. Brigdon – 300 Anna Ruby Court

Mr. Brigdon said this application is for a six foot variance across the rear of the property. They want to build a covered patio. Due to the slope of the lot, the addition will cross the setback line by approximately 5 feet. He identified the location of the patio on the lot. They have submitted the plan to the Architectural Review Committee and they have approved the plan. Their only neighbor has no objections to the plan. The rear of the property is on the golf course concealed by a high berm and one side is adjacent to a highway.

Mr. Jacobs said the recommendation is for approval. There are several lots that have this issue and have been approved previously.

MOTION

Mr. Brown made a motion to approve Application #16-03V based on the staff recommendation. The motion passed on a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

Application #16-04V: Toppan USA, Inc., Owner – Kajima Building & Design Group, Agent – 603 Rehoboth Road (35.45655 acres located in Land Lots 237, 238, 243 & 244 of the 2nd Land District) – requesting a Variance from total sign area allowed per establishment in the PDD District.

Hiroshi Suzuki – 233 Turnbridge Court – Peachtree City, Georgia

Mr. Suzuki said Toppan has nice signage for their facility but need additional signage for the front of the building to identify the entrance to facility.

Correy Hardin – 310 Carrington Green Parkway – McDonough, Georgia

Mr. Hardin said he was the general contractor for the new Toppan facility. At the current time the total signage for the facility is 197 SF. They need to increase the total footage to 203.8 SF which is 3.8 SF over the maximum square footage allowed. This is to identify the main entrance to the building. At the current time, there is nothing to identify the main entrance for guests.

Mr. Jacobs said the ordinance allows for an exception if a hardship exists. The front side of the Toppan building is massive and they need a 6 SF sign to identify the entrance. The staff recommendation is for approval.

MOTION

Mr. Brown made a motion to approve Application #16-04V based on staff recommendation. The motion passed on a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

Application #16-05S: Denny Powell Lusk and Gregory Lee Lusk, Owners – 129 Covington Road (3.02 acres located in Land Lot 42 of the 3rd Land district) – requesting a Special Exception to allow a manufactured home for certified medical hardship in the AR-1 District.

Application #16-06V: Denny Powell Lusk and Gregory Lee Lusk, Owners – 129 Covington Road (3.02 acres located in Land Lot 42 of the 3rd Land District) – requesting a Variance to allow a manufactured home to be located in front yard for certified medical hardship in the AR-1 District.

Ms. Cannon said there two applications will be discussed together and voted separately.

Gregory Lusk – 129 Covington Road

Mr. Lusk said he has requested to place this manufactured home in front of his home because the septic tank drain fields will not allow it to be placed at the rear. They need his daughter and her husband to live close to them to help look after him and his wife. He has severe medical problems. She is a stay-home mother and will be able to help them. They will have a separate septic system for the mobile home. He identified the location of the modular home on the property.

Mr. Jacobs said this is for a medical hardship. When the hardship ceases to exist, the manufactured home will have to be removed. The County will receive yearly updates regarding the medical hardship which includes a statement from the physician. The staff recommendation is for approval

MOTION

Mr. Lattimore made a motion to approve Application #16-05S. The motion passed on a second by Mr. Brown with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

MOTION

Mr. Slaughter made a motion to approve Application #16-06V. The motion passed on a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

MINUTES

Mr. Brown made a motion, seconded by Mr. Slaughter, to approve the minutes of the February 11, 2016 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

ADJOURN

The meeting was adjourned on a motion by Mr. Brown and a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

Michelle Cannon – Chair

Yvonne M. Langford - Recorder