

SPALDING COUNTY APPEALS BOARD
Regular Meeting
January 14, 2016

The Spalding County Appeals Board held its regular monthly meeting on January 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; Curtis Keys; Robert Lattimore and Bill Slaughter.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning Attorney Newton Galloway 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.

The agenda was amended to include election of officers.

MOTION

Mr. Brown made a motion, seconded by Mr. Lattimore, to amend the agenda to include election of a chair and vice-chair. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

Ms. Cannon called for nominations for a chair.

Mr. Brown nominated Ms. Cannon to serve as chair for 2016. Mr. Lattimore seconded the nomination.

MOTION

Mr. Brown made a motion to close the nominations and declare Ms. Cannon elected by acclamation. The motion passed on a second by Mr. Keys with Mr. Brown, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion and Ms. Cannon abstaining.

Ms. Cannon called for nominations for a vice-chair.

Mr. Keys nominated Mr. Lattimore.

Mr. Lattimore declined the nomination.

Mr. Keys nominated Mr. Brown. Mr. Slaughter seconded the nomination.

MOTION

Mr. Keys made a motion to close the nominations and declare Mr. Brown elected by acclamation. The motion passed on a second by Mr. Lattimore with Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion and Mr. Brown abstaining.

Application #15-14V: Monique E. Raymond, Owner – Crossroads Quality Construction, Inc., Agent - 223 Lake Chase Drive North (1.13 acres located in Land Lot 56 of the 2nd Land District) requesting a Variance from minimum front yard setback in the R-4 District.

Sam Smith – 200 St. Gabriel Way - Fayetteville, Georgia

Mr. Smith said the houses in this area have varying setbacks due to the topo of the land. This variance is needed to get the soil to accommodate the septic system.

Mr. Jacobs said Mr. Smith has reported the need for the variance correctly and the staff recommendation is for approval.

MOTION

Mr. Keys made a motion to approve Application #15-14V. The motion passed on a second by Mr. Brown with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

Application #15-15V: James W. Kinman, Sr., Owner – Southern Pipe and Supply, Agent – 102 North Pine Hill Road (2.559 acres located in Land Lot 82 of the 2nd Land District) – requesting a Variance from minimum front yard setback and to allow an accessory structure in the front yard in the AR-1 District.

Brent Gooding – 81 Mount Paran Drive – Senoia, Georgia

Mr. Gooding said they are requesting a setback variance off of Mt. Zion from 15 feet. This is the only place they can add a structure without it being on a main highway. They are so busy the present facility is inadequate and they want to remain where they are. They want to construct an enclosed metal building with rollup doors.

Mr. Jacobs said this business was established in the mid-80’s and predates the current zoning ordinance. There are grandfather issues with this business. This is AR-1 zoning being used commercially. This needs to be zoned for an appropriate use but this application needs to be considered. There are two variances that are needed: 1) you cannot put an accessory building in the front yard on tracts less than five acres and 2) setbacks are requested on both Old Mt. Zion and Pine Hill Roads. The staff recommendation is for approval.

MOTION

Mr. Brown made a motion to approve Application #15-15V. The motion passed on a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

MINUTES

Mr. Brown made a motion, seconded by Mr. Keys, to approve the minutes of the October 20, 2015 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys, 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. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

Michelle Cannon – Chair

Yvonne M. Langford - Recorder