

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**February 11, 2016**

The Spalding County Appeals Board held its regular monthly meeting on February 11, 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 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 #16-01V:** Ingles Markets, Incorporated, Owner – Rainbow Signs, Inc., Agent – 1735 Zebulon Road (28.302 acres located in Land Lot 120 of the 2<sup>nd</sup> Land District) – requesting a Variance from total sign area allowed per establishment in the C-1 District.

Craig Inabinett - 1306 East Durst Avenue, Greenwood, South Carolina

Mr. Inabinett said he was speaking on behalf of Ingles Market requesting permission to add additional signage to their building. The new additional sign is 19.64 SF. When this sign is added, the total sign square footage on the building will be 221.84 SF. The square footage is still small in reference to the front of the building. The signage on the building will be evenly spaced on the façade and there will be no flashing lights. Ingles' is investing in the location by adding a Starbucks to better serve the community. This sign is to advertise Starbucks. There are plans to upgrade the deli area and bakery area of the store to offer additional selections.

Chad Jacobs said typically the staff recommendation is for denial. Usually, the requests have been from smaller establishments. The ordinance restricts the signage to 200 SF to the total area which includes everything. There is a total of a little over 400 SF at this location with the free-standing sign at the front of the property. The ordinance covering allowed variances was read. Each application needs to be considered on a case by case basis. The total face of this location is 11,000 SF. The staff recommendation is for approval and he does not feel this will be setting a precedent.

Ms. Cannon said she is still concerned regarding setting a precedent and raised the issue regarding consideration to look at the code. She feels a percentage of the building would be a more appropriate restriction rather than a square footage flat number.

Mr. Galloway said the sign ordinance is going to have to be reviewed. Mr. Jacobs said the 200 square feet ordinance has been problematic recently particularly with the recent industrial development.

**MOTION**

Mr. Keys made a motion to approve Application #16-01V. 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 #16-02V:** Barbara Smith, Owner – Ben Day, Agent -2261 Rehoboth Church Road (1.13 acres located in Land Lot 117 of the 3<sup>rd</sup> Land District) – requesting a Variance from minimum front yard setback in the AR-1 District.

Ben Day – 15 Charlotte Circle – Griffin, Georgia

Mr. Day said Ms. Smith wants to put a 10' x 16' screened porch on the front of her house and needs a ten foot setback variance in order to make the addition.

Mr. Jacobs said the staff recommendation is for approval.

**MOTION**

Mr. Brown made a motion to approve Application #16-02V. 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. Keys made a motion, seconded by Mr. Brown, to approve the minutes of the October 8, 2015 and the January 14, 2016 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. Slaughter with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

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Michelle Cannon – Chair

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Yvonne M. Langford - Recorder