

SPALDING COUNTY APPEALS BOARD
Regular Meeting
June 11, 2015

The Spalding County Appeals Board held its regular monthly meeting on June 11, 2015 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chair, presiding; Curtis Keys; Robert Lattimore and Bill Slaughter. Ed Brown 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 #15-05S: Emily L. McKinnon, Owner – 1032 Malier Road (Kings Ridge Road – 2 acres 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.

No applicant or representative was present to address this application. Mr. Jacobs said the applicant could not be present due to a family matter and he had suggested they might want to send a representative. He advised them it is not required and noted the possible scenarios including the possibility it could be tabled if they or a representative could not be present. They did not request a continuance.

Ricky Levin – 1023B Malier Road – Hampton, Georgia

Mr. Levin said he was present with a couple of residents of the area. They came to get information regarding the nature of the special exception. He lives on and this tract is located on Kings Ridge Road. Kings Ridge Road is a private road and is maintained by Mr. Howard and Mr. Price who are also present. They do not get County services for the road and they have concerns about the damage to the road by the equipment that will be used to move the mobile home to the site. They will also have to take out trees to place the mobile home on the tract of land and the road could be damaged by the equipment used to remove the trees. They have to use this road to access Malier Road to get to work every day. They, additionally, are concerned about what impact this will have on the property values in the area.

J. W. Howard – 1034 Malier Road

Mr. Howard said he cut the road 45 years ago and no one has ever maintained the road or accepted any responsibility for the road. If these people tear it up with equipment, they should be responsible for it.

Mr. Jacobs said the County does not get involved in private road issues. The only thing they have to determine is whether or not there is access to the site. This tract does have access to a road. When they review an application regarding a special exception for a manufactured home, they use a ½ mile radius of the site to determine the development trend. Within the ½ mile radius, there are 128 parcels. 16 parcels have manufactured homes (12.5%), 32 parcels are undeveloped (25%) and 80 parcels have conventionally built single-family homes (62.5%). This area is clearly trending to conventionally built homes and the staff recommendation is for denial.

Discussion was held regarding the size of the lot and requirements for a manufactured home. Mr. Jacobs said currently 3 acres is required for a manufactured home, but when this lot was cut in 1958, it met the requirements at that time and is grandfathered.

Ms. Cannon said with only 12.5% manufactured home, she does not feel this is an appropriate area for a manufactured home. The trend is definitely toward conventionally built homes.

MOTION

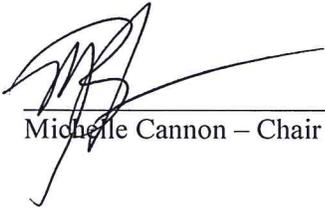
Mr. Slaughter made a motion to deny application #15-05S. The motion passed on a second by Mr. Lattimore with Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

MINUTES

Mr. Lattimore made a motion, seconded by Mr. Slaughter, to approve the minutes of the May 14, 2015 meeting. The motion passed with Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion and Mr. Keys abstaining because he was not present.

ADJOURN

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



Michelle Cannon – Chair



Yvonne M. Langford - Recorder