

SPALDING COUNTY APPEALS BOARD
Regular Meeting
September 10, 2015

The Spalding County Appeals Board held its regular monthly meeting on September 10, 2015 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 #15-11V: Brooks Properties International, Inc., Owner – 1632 & 1636 Old Atlanta Road (4.3 acres located in Land Lot 126 of the 3rd Land District) – requesting a Variance to extend or alter a non-conforming use in the C-1C District.

Mark Brooks – 515 East McIntosh Road

Mr. Brooks said when he purchased this property 8 years ago, his plans were to tear the houses down and develop the location for commercial use. Due to the economy, there is no need for commercial rental property in this area. He would like to have a variance to leave the houses as they are so he can have the income as rental houses to pay the taxes on the property.

Mr. Jacobs said this is the fifth variance that has been granted on this tract. The variance initially began in April of 2001 with a five-year variance. The subsequent variances have been for three years. This will be the fifth extension. The staff recommendation is for conditional approval. The condition is:

The property must be kept neat and orderly at all times. No accumulation of trash and debris, parts and junk will be allowed.

He said he would like to suggest to the owners that it might be appropriate to look at some more options. If it does not appear this situation is going to change within the next three years, some other plans need to be considered. We do not need to continue the cycle of granting extensions. The recommendation is for a three-year extension.

MOTION

Mr. Keys made a motion to approve Application #15-11V for a three-year extension with conditions as recommended by the staff. 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.

MINUTES

Mr. Brown made a motion, seconded by Mr. Keys, to approve the minutes of the August 13, 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 Ms. Cannon with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

Michelle Cannon – Chair

Yvonne M. Langford - Recorder