

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**April 9, 2015**

The Spalding County Appeals Board held its regular monthly meeting on April 9, 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 #15-02S:** Victory Praise Cathedral, Inc., Owner – 801 Teamon Road (14 acres located in Land Lot 150 & 151 of the 3<sup>rd</sup> Land District) – requesting a Special Exception to allow a church, synagogue, chapel, or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten and other related uses in the AR-1 District.

Joey Johnson – 100 Victoria Drive – Fayetteville, Georgia

Mr. Johnson said this application is for a 1500 SF church to be built and a 15,000 SF family life center. The family life center will include exercise, basketball court, playground and charity house. The first request is for the church. They currently have approximately 45 families with children. They currently worship at 139 Rainbow Way off Highway 85 in Fayetteville, Georgia.

Chad Jacobs said this application meets the criteria for a church. The lot is an odd shape. The staff recommendation is for conditional approval. Conditions are:

1. Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights of way.
2. Acceleration/Deceleration lanes shall be provided at the church entrance.
3. Any addition or expansion of the use not in compliance with the submitted plan shall require additional special exception.

If this is approved, it will be treated as the master plan. If the plan changes at any point in the future, they will have to get another special exception.

Discussion was held regarding the water that flows through the property. Mr. Jacobs advised that anything dealing with that, buffer variances or anything of that nature, will require a buffer variance at the time they cross that water. It is considered Waters of the State and a variance is required.

Joey Scanlon - 216 Solomon Street

Mr. Scanlon provided the Board members with a copy of a letter regarding the application. He noted that he is the civil engineer for this project. The letter he provided the members is in reference to the accel/decal lane. To require an accel/decal lane will create a burden. They have between 40 and 50 members and there is no rationale for requiring an accel/decal lane. When they begin the Phase II of the project, the accel/decal lane could be revisited at that time. He

does not want to jeopardize anyone due to economics but the accel/decal lane is not warranted. He does not have any issues with the other conditions.

Discussion was held regarding a curve in the area and it was noted that the curve will affect only those that will be making a left turn rather than those making a right turn into the property. Sometimes there is a greater need for a left hand turn lane than an accel/decal lane but that is another issue.

It was noted that the traffic studies in this area are not current enough to be of benefit. Mr. Jacobs also said there will be an entrance to Sun City Peachtree on Teamon Road at some time in the future.

#### **MOTION**

Mr. Brown made a motion to approve Application #15-02S with the conditions as recommended by staff except for modifying the accel/decal lane being required when Phase II, which is the family life building, is permitted or any construction other than the worship hall. The motion passed on a second by Mr. Keys 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. Lattimore, to approve the minutes of the August 14, 2015 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore voting for the motion and Mr. Slaughter abstaining because he was not present.

#### **ADJOURN**

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

---

Michelle Cannon – Chair

---

Yvonne M. Langford - Recorder