

SPALDING COUNTY APPEALS BOARD
Regular Meeting
April 12, 2012

The Spalding County Appeals Board held its regular monthly meeting on April 12, 2012 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Doug Hardwick, Chairman, presiding; Gail Hackbart; Charles Perdue; Allan McCallum and Bill Slaughter. Michelle Cannon and Bryan Clanton were not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Attorney and Yvonne Langford to record the minutes.

Mr. Hardwick 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 #12-02S: Heritage Bank, Owner – Lifesong Church, Agent – 8 acres off Carver Road located in Land Lot 88 of the 2nd Land District – requesting a Special Exception to allow a church, synagogue, chapel or other place of religious worship or educational instruction meeting development standards in the R-1 District.

Mark James – 2330 Ethridge Mill Road

Mr. James said he is the pastor at Lifesong Church. They are currently meeting at the Griffin Stadium Theater and are looking for a permanent home. They have identified this property for their new facilities. They have been working with the community development director to make certain that their plans are appropriate for this location and all applications are in order. This tract of land is south of Carver Road Middle School. It was originally to be Phase III of Stonebriar Subdivision. This property is in foreclosure and is currently owned by the bank. They are acquiring 8 acres of that property for this church.

Mr. Jacobs said this property is zoned PDD. PDD zoning is tied to a master plan and any changes in the master plan require the master plan be revised and has to be approved again by both the Planning Commission and the County Commissioners. At the last Planning Commission meeting, there were two applications for rezoning. The Planning Commission recommendation was for approval. That recommendation, the master plan and the recommendation from the Appeals Board will be consider by the County Commission at their next meeting on April 26.

Mr. Jacobs said the staff recommendation is for conditional approval. The recommended conditions are:

1. Site lighting shall be designed so that it will not glare into adjacent residential areas of public rights-of-way.
2. An acceleration/deceleration lane shall be provided at the church entrance.
3. Any addition or expansion of the use shall be required an additional special exception.

Mr. James said they had no problems with the conditions as recommended.

MOTION

Mr. Perdue made a motion to approve Application #12-02S with the conditions as recommended by staff. The motion passed on a second by Ms. Hackbart with Ms. Hackbart, Mr. Hardwick, Mr. Perdue and Mr. Slaughter voting for the motion.

MINUTES

Ms. Hackbart made a motion, seconded by Mr. Hardwick, to approve the minutes of the March 8, 2012 meeting. The motion passed with Ms. Hackbart, Mr. Hardwick, Mr. Perdue and Mr. Slaughter voting for the motion and Mr. McCallum abstaining because he was not present.

ADJOURN

The meeting was adjourned on a motion by Mr. McCallum and a second by Ms. Hackbart with Ms. Hackbart, Mr. Hardwick, Mr. Perdue, Mr. McCallum and Mr. Slaughter voting for the motion.

Doug Hardwick – Chairman

Yvonne M. Langford - Recorder