

SPALDING COUNTY APPEALS BOARD
Regular Meeting
September 12, 2013

The Spalding County Appeals Board held its regular monthly meeting on September 12, 2013 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chairman, 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 #13-09V: Kelli M. Floyd, Owner – Deborah Killingsworth, Agent – 220 Deerwood Circle (3.40 acres located in Land Lot 20 of the 2nd Land District). – requesting a Variance from minimum lot width and road frontage in the AR-1 District.

Kelli Floyd – 220 Deerwood Circle – Griffin, Georgia

Deborah Killingsworth – 222 Deerwood Circle – Griffin, Georgia

Ms. Killingsworth said at one time, she owned both of these properties; and at a time, when Ms. Floyd, who is her daughter, was having some difficulties, she built her a house at 220 Deerwood Circle. The property remained in Ms. Killingsworth's name. Once Ms. Floyd's difficulties were resolved, they had the house put in Ms. Floyd's name. The man they purchased the property from had identified the property line for them. They found out that the property line was not identified correctly. Ms. Floyd's property goes right down the middle of Ms. Killingsworth's driveway and she has a side entrance to her house. Even though they have a right of way they want to move the property line over. They want to get this all resolved now before something happens and makes it more difficult.

Chad Jacobs identified the location of the current property line and where it will be if this change is approved. He said, historically, they do not recommend road frontage reductions but this is unique due to the side entrance garage. There is no option on the other side of the house to provide another entrance. The lot that Ms. Killingsworth's house is on is non-conforming due to lot size. To grant this application, it will make Ms. Floyd's lot non-conforming due to road frontage but it will bring Ms. Killingsworth's lot into conformity. The staff recommendation is for approval.

MOTION

Mr. Keys made a motion to approve Application #13-09V. 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.

Application #13-10S: Benjamin S. and Leslie A. Hollberg – 3335 Jackson Road (20 acres, more or less, located in Land Lots 80 and 81 of the 2nd Land District) - requesting a Special Exception to allow a general home occupation, excluding garage, repair garage or kennel in the R-2 and AR-1 Districts.

Leslie Hollberg – 3335 Jackson Road – Griffin, Georgia

Ms. Hollberg said this property is known as Double Cabins Plantation, and when they inherited the property, it was a bed and breakfast. They have a family and it did not work out for them to operate it as a bed and breakfast. They would like to host weddings, events and children's parties. They plan to have outside events only. To change the use, they have to get a special exception status. If they want music, it will be monitored and would not be loud. They plan to do more daytime events than night events. There

is ample parking at the side and the rear of the property. Most of their events will be seasonal since it will be outside. They have a garden area and most of the events will take place in that area. They will probably need to rent tents for weather protection. Most events will have 30/40/50 participants but there might be some weddings that would have as many as 200.

Ed Johnson – 600 Hamil Road – Griffin, Georgia

Mr. Johnson said he is a neighbor and was present to support this application. He has visited at this location several times. They have a large acreage tract, are well off the road with ample parking at the side and rear of the property. It has been a bed and breakfast in the past. This would be a good service to the community since it is an historic home listed on the National Registry.

Pat Dewberry – 2421 East McIntosh Road

Ms. Dewberry said this is a lovely site for a wedding. The grounds are beautiful and there is ample parking. She supports this application.

Chad Jacobs said the staff has reviewed the application and site. It meets the special exception criteria. The recommendation is for approval conditioned on all parking being located to the side and rear of the property.

Larry Ice – 1795 North McDonough Road

Mr. Ice said he is the manager of the mobile home park located adjacent to this property. He expressed concern over the frequency of events and the noise.

Ms. Cannon advised him that if this application is approved, there could be an event there every day. If they want to have amplified music, they would have to apply for a permit for each event where amplification equipment will be used, and he would have an opportunity to express objections at that time.

MOTION

Mr. Brown made a motion to approve Application #13-10S conditioned on all parking being located to the side and rear of the property and all events held outside the home. 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. Brown made a motion, seconded by Ms. Cannon, to approve the minutes of the June 13, 2013 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Slaughter voting for the motion and Mr. Lattimore abstaining because he was not present.

ADJOURN

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

Michelle Cannon – Chairman

Yvonne M. Langford - Recorder