

SPALDING COUNTY APPEALS BOARD
Regular Meeting
June 13, 2013

The Spalding County Appeals Board held its regular monthly meeting on June 13, 2013 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chairman, presiding; Ed Brown; Robert Lattimore and Bill Slaughter. Curtis Keys and Zoning Attorney Newton Galloway were not present.

Also present were: Chad Jacobs, Community Development Director; Virginia Church, 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 #13-08V: Ned W. and Deborah L. Jones, Owners – 1000 Amicalola Court (0.19 acres located in Land Lot 185 of the 3rd Land District) – requesting a Variance from minimum rear yard setback in the AAR District.

Ned Jones – 1000 Amicalola Court

Mr. Jones said this application is so they can add a 400 SF open-air patio to the backyard of their house. The requirement at the current time is a 20 foot setback, and he is requesting that be reduced to 8' 9". The floor plan is constructed so the entire back of their home is exposed to the sun all summer long. Last summer they could not use their backyard with absolutely no shade from the hot sun from 10:00 a.m. until late evening. This has created a hardship for them. They want to build the patio with a roof extension of 16' off the existing house. The roof extension would have the same pitch at the house and a roof tie-in. The hardship will continue if all the requirements of the setback ordinance are applied stringently. They want to add a 16 x 20' extension behind their home. They intend to have the extension match the architecture of their home with the same arches, columns and colors. They would like to get started as quickly as possible to enjoy the project sometime before the end of summer.

Billy Leslie – 1002 Amicalola Court

Mr. Leslie said they are the next door neighbors of the Joneses, and they appreciate the value of good zoning ordinances. They have reviewed the request submitted for this project and find it mutually beneficial to both families. Both their patios face each other. The variance allows for both families to have added privacy without adversely affecting their views. They look forward to having the variance.

Don Hawbaker – 1121 Satilla Court

Mr. Hawbaker said they live around the corner from this property, and he has seen the plans and feels this will enhance the neighborhood. He supports their application for the variance.

Lindsey Lancaster – 1026 Amicalola Court

Mr. Lancaster said he and his wife are neighbors of the Joneses. They fully support this project, and he feels it will be a quality addition.

Mr. Jacobs said the staff recommendation is for conditional approval. The condition is:

- a. The sun porch addition shall match the existing architectural style, materials and colors of the structure.

MOTION

Mr. Brown made a motion to approve Application #13-08V with the condition as recommended by staff. The motion passed on a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

MINUTES

Mr. Slaughter made a motion, seconded by Mr. Brown, to approve the minutes of the May 9, 2013 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Lattimore and Mr. Slaughter voting for the motion.

ADJOURN

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

Michelle Cannon – Chairman

Yvonne M. Langford - Recorder