

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**March 13, 2014**

The Spalding County Appeals Board held its regular monthly meeting on March 13, 2014 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chairman, presiding; Ed Brown and Curtis Keys. Robert Lattimore and Bill Slaughter were not present.

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.

**ELECTION OF OFFICERS**  
**MOTION**

Mr. Keys made a motion to table the elections until all members can be present. The motion passed on a second by Mr. Brown with Mr. Brown, Ms. Cannon and Mr. Keys voting for the motion.

**APPLICATION #14-01V:** R & B Portable Solutions, LLC, Owner – 1260 Enterprise Way (1.36 acres location in Land Lot 117 of the 2<sup>nd</sup> Land District) – requesting a Variance from minimum front yard setback in the C-1B District.

Mr. Jim Robinson – 2062 Tiffany Way – Jonesboro, Georgia

Mr. Robinson said in May 2013, he purchased this property. It is a mini-storage facility with two buildings. There is additionally a trailer/office on the property. They are in the portable building business but their intent was to keep the mini-storage buildings also. They needed to get a rezoning from C-1 Highway Commercial to C-1B so they would be able to get outside storage. The rezoning was approved, but there is a setback problem. The setback in C-1 Highway Commercial zoning is 15 feet and the setback in C-1B zoning is 70 feet. They need this variance so they will not have to move the trailer office. The office is 12 feet wide, and if they have to move it, it will be too close to one of the storage buildings and will interfere with the driveway around the building.

Mr. Jacobs gave the staff report. This application is a result of approval of the rezoning application where one of the conditions for the rezoning was that this variance would have to be approved. The setback in the C-1 zoning is 15 feet and the setback in C-1B zoning is 70 feet. They are requesting a setback variance from 70 feet to 50 feet for an existing office structure. The staff recommendation is of conditional approval.

The conditions are:

1. All temporary structures such as portable buildings and carports shall comply with C-1B front yard setbacks.
2. Should the current office structure need to be replaced, the new structure will comply with existing C-1B Setbacks.

Ms. Cannon discussed these conditions with Mr. Robinson and he said he understood the conditions and had no problems.

**MOTION**

Mr. Brown made a motion to approve Application #14-01V with conditions as recommended by staff. The motion passed on a second by Mr. Keys with Mr. Brown, Ms. Cannon and Mr. Keys voting for the motion.

**MINUTES**

Mr. Brown made a motion, seconded by Mr. Keys, to approve the minutes of the December 12, 2013 meeting. The motion passed with Mr. Brown, Ms. Cannon and Mr. Keys voting for the motion.

**ADJOURN**

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

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Michelle Cannon – Chairman

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Yvonne M. Langford - Recorder