

SPALDING COUNTY APPEALS BOARD
Regular Meeting
July 10, 2014

The Spalding County Appeals Board held its regular monthly meeting on July 10, 2014 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 and Robert Lattimore. Bill Slaughter was 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 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 #14-05V: Old Oaks Farm, LLC, Owner – 1006 Moore Road (40.9197 acres, more or less, located in Land Lot 175 of the 4th Land District) – requesting a Variance from front yard setback in the AR-1 District.

Mr. James Murdock – 1006 Moore Road

Mr. Murdock discussed his home and the location on the lot. Due to soil conditions, the septic lines had to run on the left side of the house toward the front of the property line. The driveway is to the front of the house with the parking area on the same side of the house as the septic system and to the front of the septic system. They want to erect a free-standing open carport over the parking area. The county regulations require that the structure be 100' from the right-of-way. If they meet that requirement, the carport would be over the septic lines and would require them to drive over those lines. The area on the other side of the house floods and then there is a steep rocky drop-off to the rear on the left side of the house. The location where they currently park is the best location for the carport and they already have a walkway to the house from that location. If allowed to build the carport at this location, they would be 52' from the right-of-way. They have a very thick, established buffer that will hide the carport from view from the road.

James Moore – 1063 Moore Road

Mr. Moore lives in this area and has no objections.

Dallas Spell – 1140 Moore Road

Mr. Spell lives in this area and has no objections.

Bobbie Hester – 1087 Moore Road

Ms. Hester lives in this area and has no objections.

Mr. Jacobs said Mr. Murdock reported the information accurately and the staff recommendation is for approval.

MOTION

Mr. Brown made a motion to approve the variance for the front yard setback as requested in Application #14-05V. The motion passed on a second by Mr. Keys with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore voting for the motion.

MINUTES

Mr. Brown made a motion, seconded by Robert Lattimore, to approve the minutes of the June 12, 2014 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore 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, Mr. Keys and Mr. Lattimore voting for the motion.

Michelle Cannon – Chairman

Yvonne M. Langford - Recorder