

Agenda

Board of Commissioners of Spalding County

Zoning Public Hearing

January 26, 2017

6:00 PM

Room 108, Spalding County Annex

A. Call to Order

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

B. New Business:

1. **Application #16-19S:** William James Claxton and Beverly Lynn Claxton - 64 Parham Road (17.575 acres located in Land Lot 80 of the 3rd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

C. Other Business:

2. Lift from the table and consider appointments to the Griffin-Spalding Land Bank Authority.
 - (a) To succeed County Appointee, Newton Galloway, for a four year term ending 12/31/2020.
 - (b) To succeed County Appointee, Shirley Gardner, for a four a four year term ending 12/31/2020.
3. Zoning Attorney requests an Executive Session for consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. 50-14-2(1).

D. Adjournment



SPALDING COUNTY BOARD OF COMMISSIONERS Application #16-19S

Requesting Agency

Office of Community Development

Requested Action

Application #16-19S: William James Claxton and Beverly Lynn Claxton - 64 Parham Road (17.575 acres located in Land Lot 80 of the 3rd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Requirement for Board Action

Section 413.

Is this Item Goal Related?

No

Summary and Background

The Claxton's are requesting a special exception in order to place a new manufactured home on their property within the AR-1 District. The proposed home has approximately 2,280 sq. ft. of heated square space with a 6/12 roof pitch. Per the applicant, the total cost of the home will be approximately \$138,000.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

DENIAL - Based on the requirements from Section 413:G' of the UDO, there is an established trend in the general area towards conventional home construction.

Board of Appeals Recommendation:
APPROVAL (5-0)

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application #16-19S	1/5/2017	Backup Material
<input type="checkbox"/> BOA 12-08-16 Minutes	1/5/2017	Backup Material

**SPALDING COUNTY
REQUEST FOR SPECIAL EXCEPTION
APPLICATION FOR MANUFACTURED HOMES
IN THE AR-1 & R-5 DISTRICT**

NO. 16-195

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Contact Person: _____

PROPERTY OWNER INFORMATION

Name: William & Beverly Claxton

Address: 64 Parham Road

City: Griffin

State: GA Zip: 30223

Phone: 770-685-9542

Phone: 770-658-7924

*mailing
169
Parham
Rd*

APPLICANT IS THE:

Owner's Agent

☒ ✓ Property Owner

Developer

Present Zoning District(s): AR-1

Land District(s): 03 Land Lot(s): 80 Acreage: 17.58

Address of Property: 64 Parham Road Griffin GA 30223

*17.575
pre-deed
Qm
11-11-16*

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted: _____

Class A Manufactured Home Special Exception Required

OTHER REQUIRED INFORMATION

- 1) Attach a statement describing the Special Exception and the reason you are requesting this Special Exception. Please include in the statement the following:
 - a) Size of dwelling
 - b) Model of manufactured home
 - c) Photographs and/or renderings of the front exterior.
 - d) Type of roof material.
 - e) Type of exterior construction material.
 - f) Type of foundation material.
 - g) Cost of unit and cost of lot.
- 2) Attach 1 copy (11 x 17) of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.
- 3) Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.

Signature(s):

William Claxton
Beverly Claxton
William & Beverly Claxton
Property Owner

Agent/Developer

Date

10-31-16
Date

OFFICE USE ONLY

Date Received: 11-3-16

Amount of Fee: \$300⁰⁰

Received By: C. McDaniel

Receipt Number: 716612

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: No

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: No

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: No

(D) Whether granting a Special Exception would adversely affect existing uses: No

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: ~~No~~ yes

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: yes

OFFICE USE ONLY

Date Received: 11-3-16 Received By: C. McDaniel

**PROPERTY OWNER'S CERTIFICATION OF
OWNERSHIP AND ZONING COMPLIANCE**

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certify that the agent, if different from the owner, is authorized to file this application.

William & Beverly
Claxton

Print Name of Owner(s)

Print Name of Agent, If Not Same as Owner

William Claxton 11-3-16
Beverly Claxton 11-3-16

Signature of Owner(s) Date
or Signature of Authorized Officer or Agent
(if applicable)

Signature of Agent

Title of Authorized Officer or Agent (if applicable)

Cynthia L. McDaniel

Signature of Notary Public

Expires 8-17-20

11-3-16

Date

--Notary Seal--

OFFICE USE ONLY

Date Received: 11-3-16

Received By: C. McDaniel

SITE PLAN REQUIREMENTS FOR SPECIAL EXCEPTION

Section 416: Special Exception.

A site plan meeting the requirements of Section 416 of this Ordinance shall be submitted with any application for a special exception which shall require a building permit for the purpose of commencing construction on a new structure on the property which is the subject of the special exception application; provided however, that any site plan for a special exception for a certified hardship allowed in Sections 503(D)(2-3), 603(D)(2-3), 703(D)(3-4), 803(D)(3-4), 803A(D)(3-4), 1003(D)(3-4), 1103(D)(3-4) and 1103A(D)(3-4) shall not be required to comply with the provisions of subparts (g), (i), (j), (k), (o) and (p) of Section 416.

- ✓ A. Vicinity map;
- ✓ B. Correct scale;
- ✓ C. The proposed land use and building outline as it would appear should the rezoning be approved;
- ✓ D. The present zoning classification of all adjacent property;
- ✓ E. The building outline and maximum proposed height of all buildings;
- ✓ F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- ✗ G. The location of all required off street parking and loading areas;
- ✓ H. Required yard setbacks appropriately dimensioned;
- ✗ I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- ✓ J. Topography at twenty (20) foot contour intervals;
- ✓ K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- ✓ L. Delineation and dimensions of the boundary of the proposed district;
- ✓ M. Date, north arrow and datum;
- ✓ N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- ✓ O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- ✗ P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer: \$ 200.00

Variance: \$ 200.00

Special Exception: \$ 300.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications:
(#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

A. Parcel 1 - \$500.00

B. Parcel 2-5 - \$100.00 each, in addition to the fees stated in A; and

C. Parcels 6+ - \$50.00 each, in addition to the fees stated in A and B.

To whom it may concern,

William and Beverly Claxton would like to put a double wide mobile home on their property at 64 Parham Road, Griffin GA 30223. The proposed mobile home is a Scotbuilt Freedom Series Model # 3276048 at 2280 sq ft. The roof pitch for this home will be a 6/12 pitch with 30 year architectural shingles. The exterior material for the home will be vinyl siding. The permanent foundation material will be cinder blocks covered with a stucco material.

The total cost for complete home set-up is \$138,000. The land is financed separately with an appraised value of \$70,000.

Photo of Front Exterior (this is the lot model):



Attached is a copy of the prepared plat and deed.

Thanks,

William and Beverly Claxton

Beverly Claxton
William Claxton
10-31-16

LEGEND
 RBF=REBAR FOUND
 RBS=REBAR SET
 CTP=CRIMP TOP PIPE
 L.L.=LAND LOT
 L.L.L.=LAND LOT LINE
 P.L.=PROPERTY LINE
 CO=CONSTRUCTION ENTRANCE
 EP=EDGE OF PAVEMENT
 P.O.B.=POINT OF BEGINNING
 B/L=BUILDING SETBACK LINE
 D.E.=DRAINAGE EASEMENT
 N/F=NOW OR FORMERLY
 F.W.P.D.=FIELD WORK
 PERFORMED DATE
 O/F=OUT OF FLOOD PLAIN
 DB=DEED BOOK
 PG=PAGE
 PB=PLAT BOOK
 C/L=CENTERLINE

S.A. GASKINS & ASSOCIATES, LLC.

SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS

P.O. BOX 321 Brooks, Ga. 30205

sagaskins@bellsouth.net

770-460-9342

JOHN 3:16

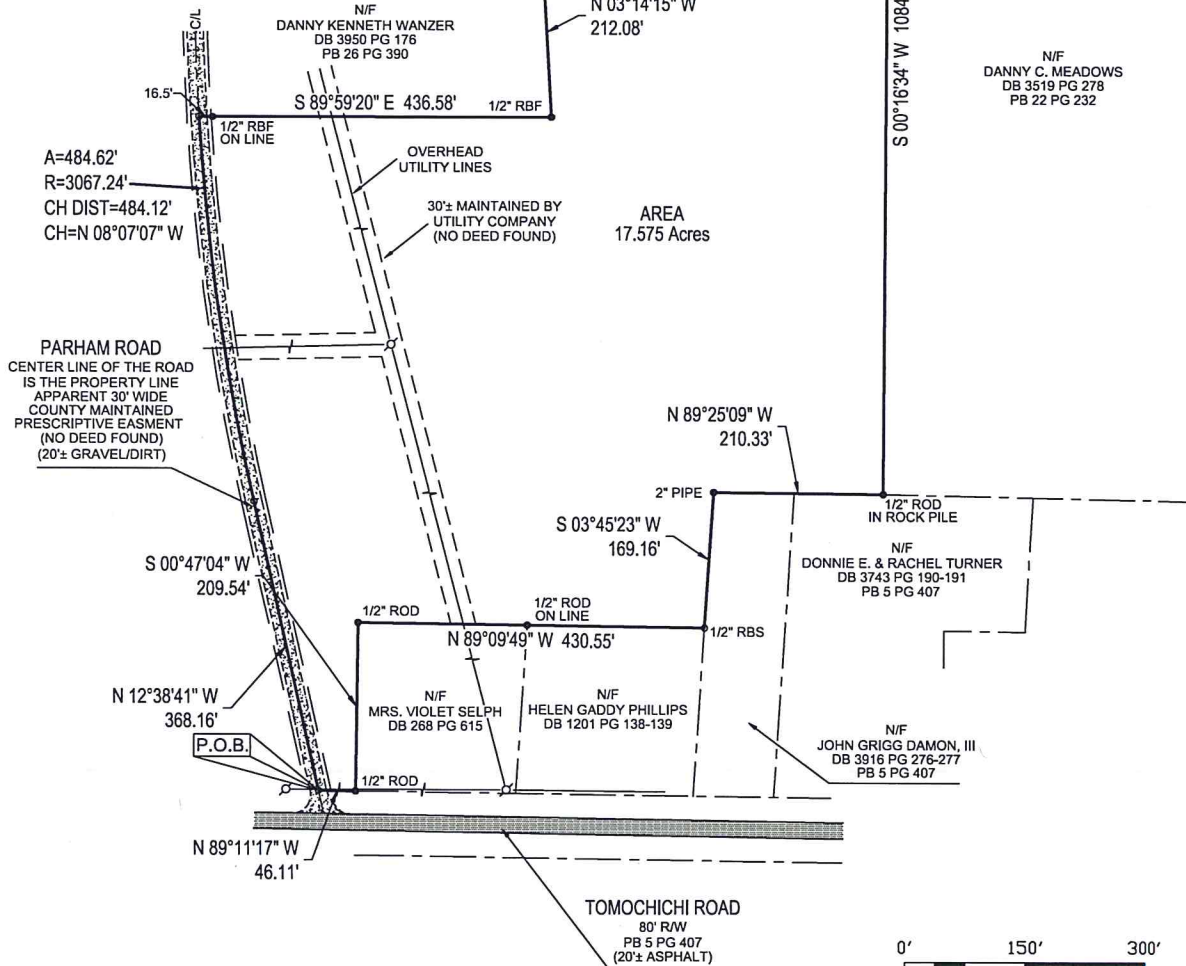
N/F
 JERREL P. HAND
 DB 1274 PG 7

2nd DISTRICT

3rd DISTRICT



PER PB 26 PG 390



FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD
 INSURANCE RATE MAP NUMBERS
 13255C0095D & 13255C0210D, NO
 PORTION OF THIS PROPERTY LIES
 WITHIN A SPECIAL FLOOD HAZARD
 AREA.

THIS SURVEY DOES NOT
 CONSTITUTE A TITLE SEARCH BY
 SURVEYOR. ALL INFORMATION
 REGARDING RECORD
 EASEMENTS, ADJOINERS AND
 OTHER DOCUMENTS THAT
 MIGHT AFFECT THE QUALITY OF
 TITLE TO TRACT SHOWN WERE
 NOT SUPPLIED TO THIS OFFICE.

IT IS HEREBY CERTIFIED THAT THIS PLAT
 CONFORMS TO ALL REQUIREMENTS OF THE
 GEORGIA PLAT ACT (O.C.G.A. 15-6-67).



SURVEY IS VALID ONLY IF PRINT
 HAS ORIGINAL SIGNATURE OF
 SURVEYOR.

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 42,167 FEET AND AN ANGULAR ERROR
 OF 00° 00' 02\"/>

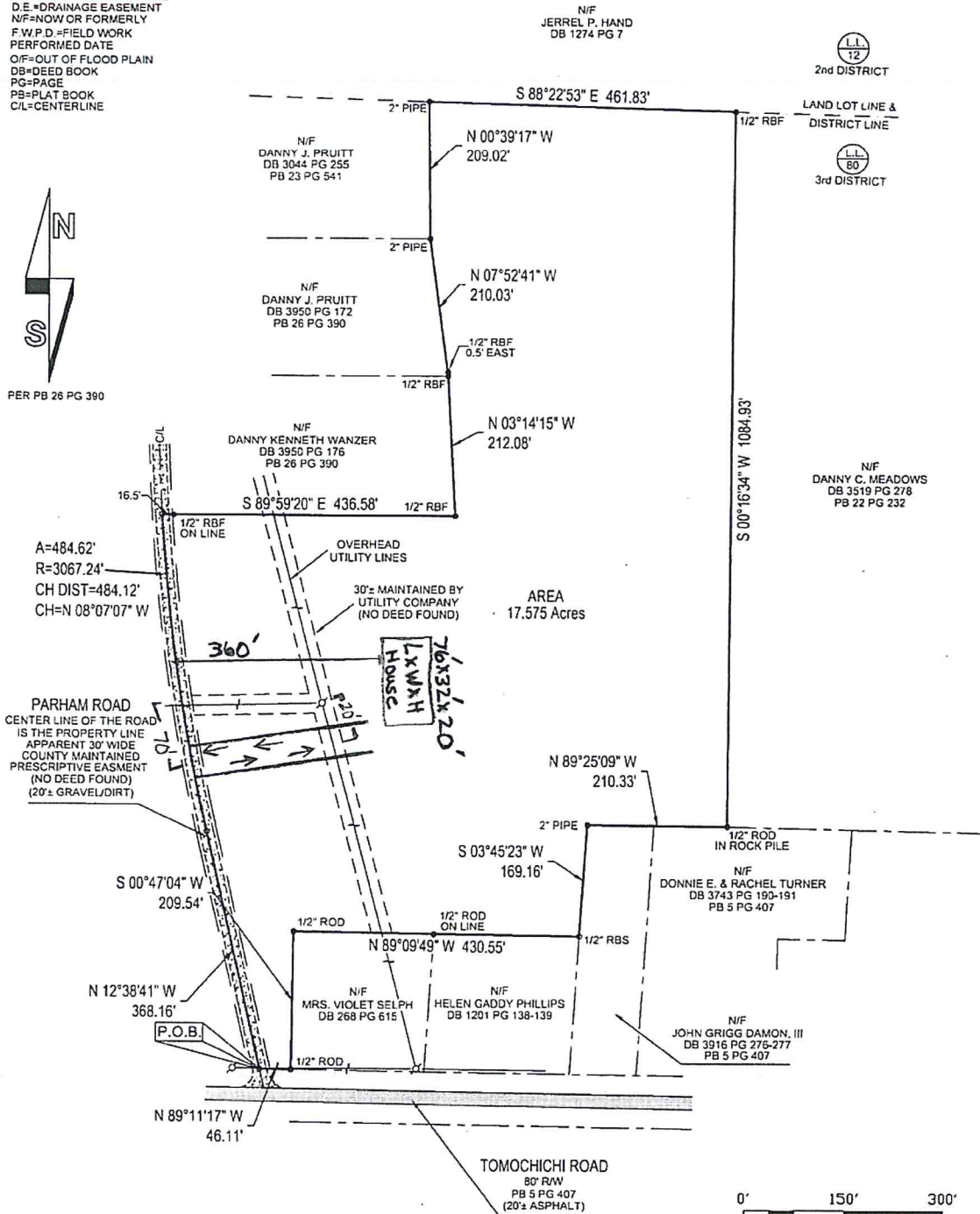
THIS PLAT HAS BEEN CALCULATED FOR
 CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE
 OBTAINED USING A LIECA 403 TCR TOTAL
 STATION

Prepared For: JASON & BEVERLY CLAXTON			
F.W.P.D.: 11/19/14	Date: 11/20/15		
Scale: 1" = 150'	Job No: SA15-202		
County: SPALDING, GA	Land Lot: 80	District: 3rd	

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**S.A. GASKINS
 & ASSOCIATES, LLC.**
 SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
 P.O. BOX 321 Brooks, Ga. 30205
 sagaskins@bellsouth.net 770-460-9342 JOHN 3:16



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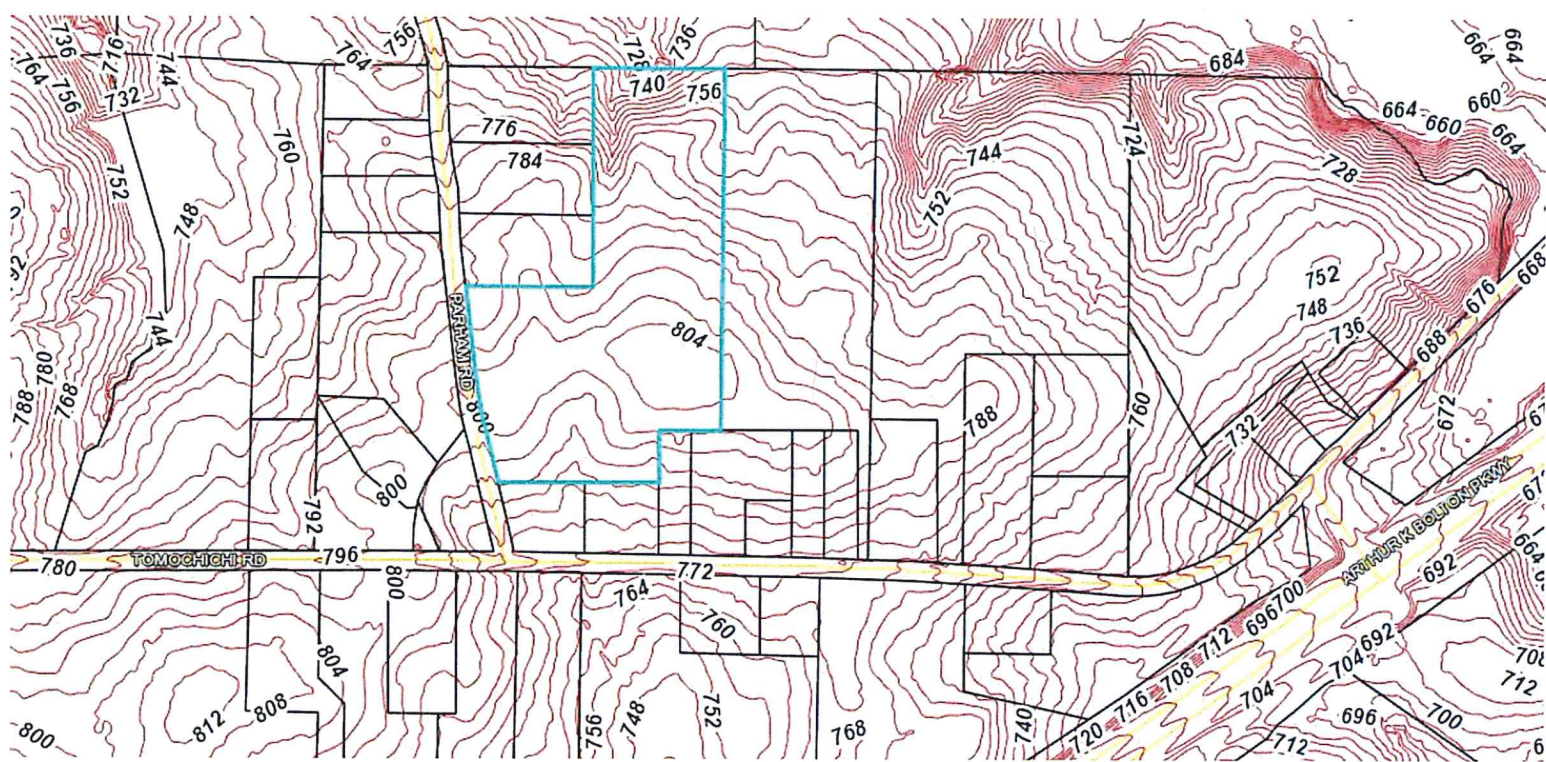
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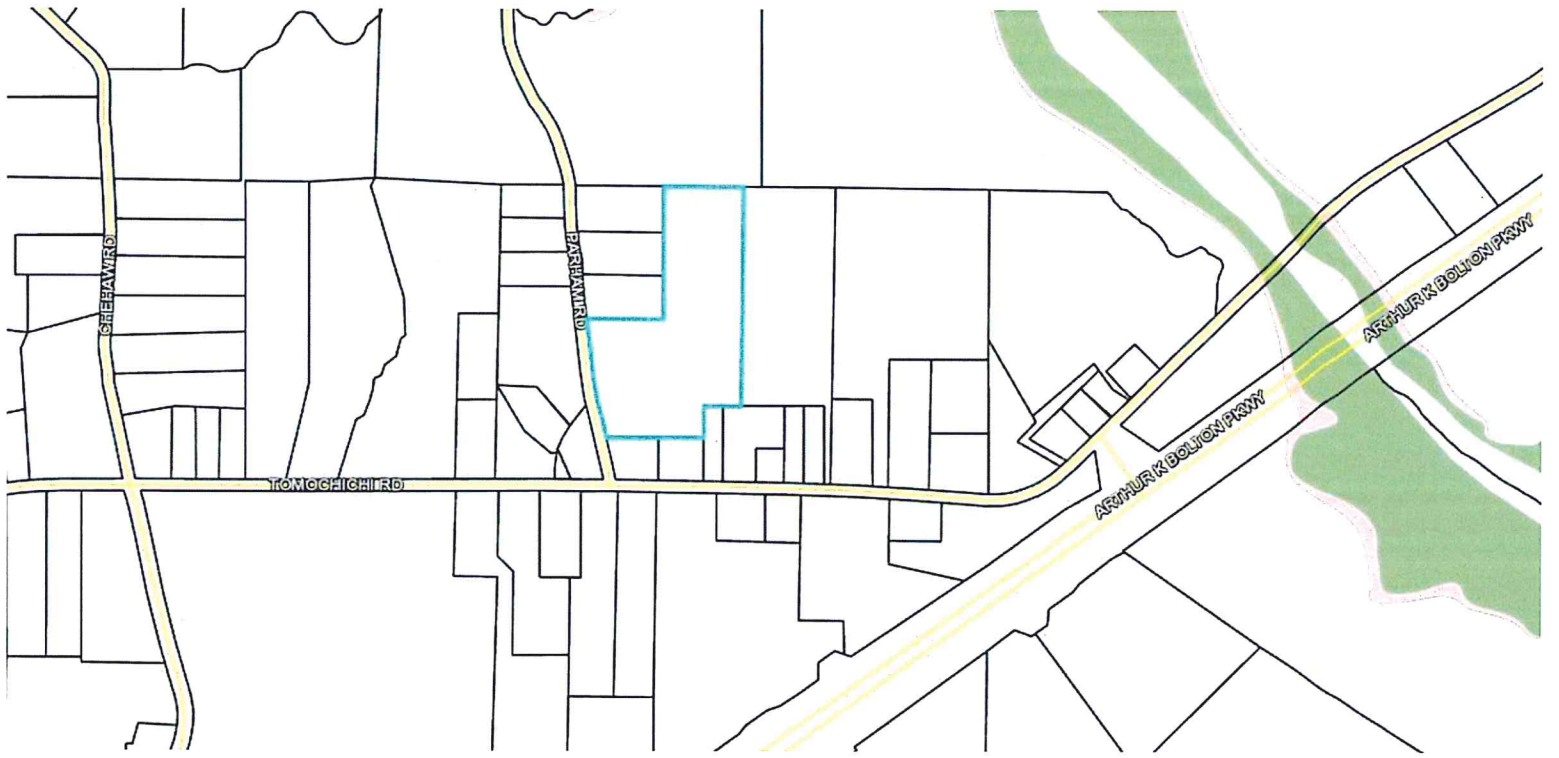
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JASON & BEVERLY CLAXTON	
F.W.P.D.: 11/19/14	Date: 11/20/15
Scale: 1" = 150'	Job No: SA15-202
County: SPALDING, GA	Land Lot: 80
	District: 3rd







RECORD AND RETURN TO:
A. Reid Turner, III
P.O. Box 932
Griffin, GA 30224

BOOK 4014 PAGE 83

Real Estate Transfer Tax
Paid \$ 59.50
Date 12-21-15
PT - 61 126- 2015-2805
Marcia L. Norris
Clerk of Superior Court, Spalding Co., Ga.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA

2015 DEC 21 P 2:33

BY *[Signature]*
MARCIA L. NORRIS, CLERK

WARRANTY DEED

(Joint Tenants with Right of Survivorship)

STATE OF GEORGIA
SPALDING COUNTY

THIS INDENTURE, Made this 18th day of December in the year of our Lord Two Thousand and Fifteen between ANNIE ODELLA DUKES, of the State of Georgia, County of Spalding, of the first part, and WILLIAM JASON CLAXTON and BEVERLY LYNN CLAXTON, of the State of Georgia, County of Spalding, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the SUM OF TEN DOLLARS and other valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL OF MY INTEREST IN AND TO ALL THOSE LOTS, TRACTS OR PARCELS OF LAND DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor.

AND THE SAID party of the first part, for his/her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

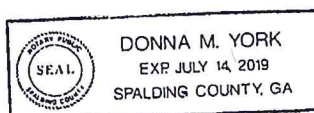
IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal, the day and year above written.

Annie Odella Dukes (SEAL) *Barbara J. Powers*
Annie Odella Dukes, by Barbara J. Powers, her
Attorney In Fact under Power of Attorney recorded
In Deed Book 3553, Page 196, Spalding County Records

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



BOOK 4014 PAGE 84

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 80 of the 3rd District of Spalding County, Georgia, containing 17.575 acres, as shown on plat of survey prepared for Jason & Beverly Claxton, by Swinson A. Gaskins, Sr., Georgia Registered Professional Land Surveyor No. 1620, dated November 20, 2015, recorded in Plat Book 26, Page 452, Spalding County Records. Said plat, together with the metes, bounds, courses and distances shown thereon, is hereby incorporated into and made a part of this description as if set out fully herein.

GEORGIA, SPALDING COUNTY

I hereby certify that the within and foregoing is a true and correct copy of the instrument as recorded in the Office of Clerk of Superior Court.

Superior Court.

Book _____ Page _____
day of _____, 20____

SPALDING COUNTY, GEORGIA
MARCI L. MORRIS, CLERK OF SUPERIOR COURT
DEPUTY CLERK, SPALDING SUPERIOR COURT

SPALDING COUNTY BOARD OF APPEALS

DATE: December 8, 2016

TO: Spalding County Board Of Appeals
Spalding County Board Of Commissioners

FROM: Department of Community Development

RE: Special Exception Application 16-19S

The following report constitutes the assessment and evaluation by the Community Development staff on the above referenced application.

Identification of the Property:

Size and location:

The property is located at 64 Parham Road of the 3rd District of Spalding County. Property consists of a total of 17.58 +/- acres.

Current Owner:

William & Beverly Claxton
64 Parham Road
Griffin, Georgia 30223

Agent/Developer

None

Proposed use:

The Claxton's are requesting a special exception in order to place a new manufactured home on their property within the AR-1 district. The proposed home has approximately 2,280 sq. ft., of heated space with a 6/12 roof pitch. Per the applicant the total cost of the home will be approximately \$138,000.

Compliance with Zoning Ordinance Development Standards:

The property is currently zoned AR-1.

Section 503:B(18) of the UDO states that a Class A manufactured home with a heated floor area of 1,500 square feet is allowed by special exception.

Section 413:G' of the UDO states:

In addition to the criteria set forth in the preceding subsection, the Board of Appeals shall (for any application for the placement and location of a Class A manufactured home in the Agricultural-Residential AR-1 zoning district, as allowed in Section 503(B)(18) of this Ordinance) determine that the location and placement thereof is compatible with the surrounding development in the general area, based on such information as necessarily determines that the manufactured home conforms with the general area in which it is to be placed based on the size of the dwelling, the site plan for the location of the dwelling, photographs and/or rendering of the front exterior thereof, roof material, exterior construction material, foundation material, general aesthetic appearance to conventionally constructed (site-built) housing and construction costs of conventionally constructed (site-built) housing pursuant to consideration of the following criteria:

- a. The number and quality of conventionally constructed (site-built) dwellings and other forms of housing in the same zoning district throughout Spalding County;

Computer analysis of this data is not available currently. Preliminary review appears that approximately 60% of AR-1 zoning contains conventionally constructed housing with 40% containing manufactured homes.

- b. The number and quality of conventionally constructed (site-built) dwelling and other forms of housing in the general area;

Within a half-mile radius of this property are 73 parcels. Within this radius are 11 manufactured homes, 48 single-family conventionally constructed homes while 14 parcels are undeveloped. See attached map. Heated square footage for the conventional homes ranges from 760 to 2,972.

- c. existing development in the general area;
Surrounding development in the area consists of a mixture of residential and undeveloped uses. The general area does have a primary development trend with

respect to residential development. The percentages for development are as follows with conventional homes at approximately 65%, 15% for manufactured homes and vacant parcels consisting of 20%.

- d. proposed development for which subdivision approval or building permits have been issued in the general area;

There are no proposed developments being considered in this general area. The area appears to trend towards conventionally constructed homes.

- e. existing deed or covenant restrictions on tracts within the general area;

None.

- f. any existing architectural style used in dwellings in the general area;

There is no true architectural style in this general area as there is a mixture of conventionally constructed homes that are brick, wood, and/or vinyl along with manufactured homes of various construction.

- g. the proposed location and placement of the manufactured home on the property in relationship to the location, setback and road visibility of other dwellings in the general area; and

The proposed location of the home would comply with all setback requirements for the AR-1 district.

- h. the age and condition of other dwellings in the general area.

Conventional home construction in the general area began in 1930 and range to 2007. There is no age data for the manufactured homes in this general area.

For purposes of this Ordinance, the term "general area" shall mean the specific subdivision, development or street on or in which the manufactured home is proposed to be located along with the geographic area extending for a distance of a one-half mile radius of the proposed location of the manufactured home.

Photos



View of property from Parham Road.

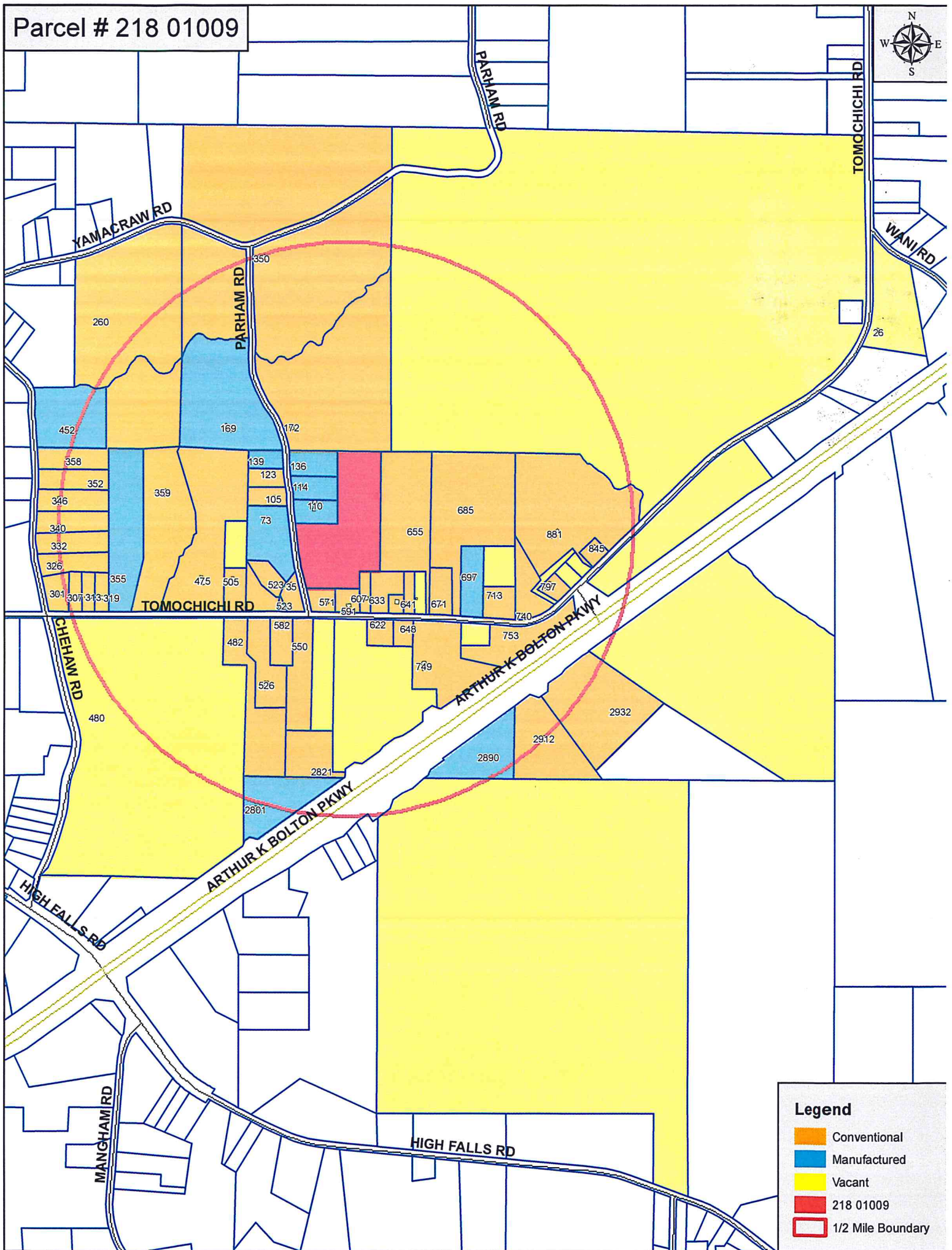
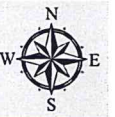
Staff Recommendations:

Staff recommends **Denial** of this application for the following reason:

This recommendation was made for the following reasons:

- a. Based on the requirements from Section 413 G' of the UDO, there is an established trend in the general area towards conventional home construction.

Parcel # 218 01009



#	PARCEL ID	JURISDICTION	NUMBER	STREET	TYPE	ACRES	OCCUPANCY	YEAR BUILT	HEATED AREA
1	214 01019	COUNTY	350	PARHAM	RD	97.93	CONVENTIONAL	1965	1000
2	214 01020A	COUNTY	172	PARHAM	RD	30.00	CONVENTIONAL	1980	1363
3	214 01023	COUNTY	260	YAMACRAW	RD	27.00	CONVENTIONAL	1977	1891
4	218 01001	COUNTY	881	TOMOCHICHI	RD	21.60	CONVENTIONAL	1981	2400
5	218 01001A	COUNTY	845	TOMOCHICHI	RD	0.80	CONVENTIONAL	1964	1929
6	218 01001D	COUNTY	797	TOMOCHICHI	RD	0.80	CONVENTIONAL	1965	1372
7	218 01001F	COUNTY	740	TOMOCHICHI	RD	3.00	CONVENTIONAL	1960	896
8	218 01002	COUNTY	713	TOMOCHICHI	RD	2.00	CONVENTIONAL	1992	1239
9	218 01003	COUNTY	655	TOMOCHICHI	RD	11.24	CONVENTIONAL	1999	1931
10	218 01003C	COUNTY	685	TOMOCHICHI	RD	16.66	CONVENTIONAL	2001	2220
11	218 01003E	COUNTY	671	TOMOCHICHI	RD	3.02	CONVENTIONAL	1960	1563
12	218 01004	COUNTY	641	TOMOCHICHI	RD	0.89	CONVENTIONAL	1962	1284
13	218 01005	COUNTY	643	TOMOCHICHI	RD	0.48	CONVENTIONAL	1958	963
14	218 01007	COUNTY	633	TOMOCHICHI	RD	2.11	CONVENTIONAL	1960	1410
15	218 01008	COUNTY	607	TOMOCHICHI	RD	0.87	CONVENTIONAL	1968	1025
16	218 01009	COUNTY	523	TOMOCHICHI	RD	20.30	CONVENTIONAL	1946	1263
17	218 01009A	COUNTY	591	TOMOCHICHI	RD	1.00	CONVENTIONAL	1961	748
18	218 01009B	COUNTY	571	TOMOCHICHI	RD	1.00	CONVENTIONAL	1960	805
19	218 01009H	COUNTY	35	PARHAM	RD	1.50	CONVENTIONAL	1978	1440
20	218 01009K	COUNTY	523	TOMOCHICHI	RD	1.00	CONVENTIONAL	1946	1263
21	218 01010	COUNTY	523	TOMOCHICHI	RD	1.13	CONVENTIONAL	1948	912
22	218 01010A	COUNTY	523	TOMOCHICHI	RD	2.38	CONVENTIONAL	1940	904
23	218 01010B	COUNTY	123	PARHAM	RD	2.27	CONVENTIONAL	1971	1150
24	218 01010D	COUNTY	105	PARHAM	RD	1.28	CONVENTIONAL	1971	1351
25	218 01011A	COUNTY	505	TOMOCHICHI	RD	1.82	CONVENTIONAL	1989	2803
26	218 01012	COUNTY	475	TOMOCHICHI	RD	16.90	CONVENTIONAL	1990	2694
27	218 01012B	COUNTY	359	TOMOCHICHI	RD	12.91	CONVENTIONAL	2006	2533
28	218 01013A	COUNTY	340	CHEHAW	RD	2.95	CONVENTIONAL	1993	1344
29	218 01013C	COUNTY	358	CHEHAW	RD	8.72	CONVENTIONAL	2004	1536
30	218 01013D	COUNTY	332	CHEHAW	RD	2.90	CONVENTIONAL	2000	2972
31	218 01013E	COUNTY	326	CHEHAW	RD	2.63	CONVENTIONAL	2005	1594
32	218 01013F	COUNTY	301	TOMOCHICHI	RD	1.58	CONVENTIONAL	1994	1590
33	218 01013G	COUNTY	307	TOMOCHICHI	RD	1.00	CONVENTIONAL	1992	1374
34	218 01013H	COUNTY	313	TOMOCHICHI	RD	1.00	CONVENTIONAL	1992	1444
35	218 01013J	COUNTY	319	TOMOCHICHI	RD	1.00	CONVENTIONAL	1994	1277
36	218 01013T	COUNTY	346	CHEHAW	RD	2.96	CONVENTIONAL	1999	1446
37	218 01013U	COUNTY	352	CHEHAW	RD	2.96	CONVENTIONAL	2007	2050
38	218 02001A	COUNTY	2912	ARTHUR K BOLTON	PKWY	9.91	CONVENTIONAL	1999	2294
39	218 02001B	COUNTY	2932	ARTHUR K BOLTON	PKWY	14.55	CONVENTIONAL	1987	1152
40	218 02002	COUNTY	753	TOMOCHICHI	RD	3.88	CONVENTIONAL	1960	760
41	218 02004B	COUNTY	749	TOMOCHICHI	RD	7.90	CONVENTIONAL	1930	1640
42	218 02005	COUNTY	622	TOMOCHICHI	RD	1.25	CONVENTIONAL	1960	1225
43	218 02005B	COUNTY	648	TOMOCHICHI	RD	1.00	CONVENTIONAL	1961	968
44	218 02006A	COUNTY	582	TOMOCHICHI	RD	2.00	CONVENTIONAL	1960	2233
45	218 02006B	COUNTY	2821	ARTHUR K BOLTON	PKWY	4.06	CONVENTIONAL	1980	1140
46	218 02006C	COUNTY	482	TOMOCHICHI	RD	8.13	CONVENTIONAL	1966	1312
47	218 02006D	COUNTY	550	TOMOCHICHI	RD	5.05	CONVENTIONAL	2000	1479
48	218 02006F	COUNTY	526	TOMOCHICHI	RD	4.44	CONVENTIONAL	2001	2484

#	PARCEL ID	JURISDICTION	NUMBER	STREET	TYPE	ACRES	OCCUPANCY	YEAR BUILT	HEATED AREA
1	214 01020	COUNTY	169	PARHAM	RD	18.00	MANUFACTURED	1995	1344
2	214 01026B	COUNTY	452	CHEHAW	RD	8.55	MANUFACTURED	1985	924
3	218 01003A	COUNTY	697	TOMOCHICHI	RD	3.00	MANUFACTURED	1970	672
4	218 01009C	COUNTY	110	PARHAM	RD	2.00	MANUFACTURED	2002	1960
5	218 01009E	COUNTY	136	PARHAM	RD	2.00	MANUFACTURED	1972	744
6	218 01009J	COUNTY	114	PARHAM	RD	2.00	MANUFACTURED	1966	648
7	218 01010C	COUNTY	73	PARHAM	RD	4.70	MANUFACTURED	1991	1456
8	218 01010E	COUNTY	139	PARHAM	RD	1.12	MANUFACTURED	1994	1248
9	218 01012A	COUNTY	355	TOMOCHICHI	RD	10.00	MANUFACTURED	1983	1296
10	218 02004	COUNTY	2890	ARTHUR K BOLTON	PKWY	8.22	MANUFACTURED	1982	980
11	218 02009G	COUNTY	2801	ARTHUR K BOLTON	PKWY	5.35	MANUFACTURED	1982	1560

#	PARCEL ID	JURISDICTION	NUMBER	STREET	TYPE	ACRES	OCCUPANCY	YEAR BUILT	HEATED AREA
1	214 01016B	COUNTY	0			290.41	VACANT	0	0
2	218 01001B	COUNTY	0			0.54	VACANT	0	0
3	218 01001C	COUNTY	0			0.64	VACANT	0	0
4	218 01001E	COUNTY	0			0.84	VACANT	0	0
5	218 01001J	COUNTY	0			15.31	VACANT	0	0
6	218 01003B	COUNTY	0			0.89	VACANT	0	0
7	218 01003D	COUNTY	0			2.34	VACANT	0	0
8	218 01012C	COUNTY	0			2.00	VACANT	0	0
9	218 02001	COUNTY	0			66.75	VACANT	0	0
10	218 02003	COUNTY	0			1.18	VACANT	0	0
11	218 02005D	COUNTY	0			19.65	VACANT	0	0
12	218 02006E	COUNTY	0			5.05	VACANT	0	0
13	218 02007	COUNTY	0			86.01	VACANT	0	0
14	218 02010	COUNTY	0			203.23	VACANT	0	0

73 total

48 conventional 65%
 11 manufactured 15%
 14 vacant 20%

SPALDING COUNTY APPEALS BOARD
Regular Meeting
December 8, 2016

The Spalding County Appeals Board held its regular monthly meeting on December 8, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chair, 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 #16-17V: Lift from the table – Atlanta Best Auto Auctions, LLC, Owner – 2539 North Expressway (9.15 acres located in Land Lot 102 of the 3rd Land District) – requesting a Variance from the buffer requirements in commercial and industrial districts.

MOTION

Mr. Brown made a motion, seconded by Mr. Keys, to lift Application #16-17V from the table. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

Mr. Habib – 2539 North Expressway – Griffin, Georgia 30223

Mr. Habib said he wants to remove certain trees to offer a better view of his inventory. The trees are in the 25' required buffer. He wants to maintain a good relationship with his neighbors. He does not feel removing the trees will create an issue for anyone. He has not touched anything that is within the 25' buffer at the current time. He has been careful to follow the ordinance and will abide by the decision. He is trying to make the place presentable. He wanted to have some asphalt put down but when he consulted with the County, they did not want him to do that so he has decided not to put down asphalt. He only wants to remove 5 or 6 trees. He wants to level the ground so that it looks nice and clean. He wants to put some gravel there if he can. If not he will put some grass there so it looks nice.

Chad Jacobs identified the trees Mr. Habib wants to remove. He identified the property line and the buffer area. The buffer is intended to buffer between commercial uses and residential uses. They want to extend the parking area. They do not have a problem with them extending the parking area. They want to take away the trees for visibility which he understands from a business standpoint but has an issue with removing buffers between residential and commercial uses. They also have concerns regarding the storm water run-off. They do not have a problem with them graveling or paving but when you add 5000 SF or more of impervious surface you have to submit drawings and complete a hydrology study. If this changes the flow of the water to “dump” on your neighbor, this is a potential problem. Gravel is pervious and water can seep in but it will increase the run-off. Gravel will impact over time. The staff recommendation is for denial.

Discussion was held regarding whether or not removal of the trees should be allowed. Mr. Galloway reminded the members the standard is whether or not the trees cause a hardship on the use of the property. Mr. Jacobs said the only issue is the extension of the parking lot but there is ample room for extension of the parking lot without removing the trees. All the members were in agreement the new owners had done a great job of cleaning up the property and that it looked better than it has in months. The members of the Appeals Board did not see that removing the trees would be of sufficient benefit.

MOTION

Mr. Brown made a motion to deny application #16-17V. 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 #16-19S: William Jason Claxton and Beverly Lynn Claxton – 64 Parham Road (17.575 acres located in Land Lot 80 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 district.

William Claxton – 169 Parham Road

Mr. Claxton said he has some property at 64 Parham Road and he and his wife want to put a manufactured home on the property. The home they have selected meets all the county requirements and standards. Parham Road is a short dirt road approximately ½ mile long. There are 11 homes on Parham Road, seven of which are manufacture homes with four being conventionally built homes. The four homes are 40+ years old. The home they have selected is 2280 SF, 6:12 roof pitch, and vinyl siding with the interior 100% sheet rocked. It is a lot better than double-wide's and manufactured homes used to be. He has researched 41 parcels that touch his property in the area and no homes have been added to those 41 properties. Since the year 2000, there have been six homes added; five are conventional built homes and one manufactured home. The most recent house was built in 2006. With ten years of no development, it is his opinion that the trend toward conventional construction no longer exists. There are seven other manufactured homes close to his property. This will be his home and he will live there.

Jarrel Hand – 172 Parham Road

Mr. Hand said his property joins this property at the rear. He has lived here for 50 years. His house was the first built on this road. There are currently seven manufactured homes on this road. He does not see any problem with another manufactured home in this area. He does not feel this will impact the value of his property.

Dana Hand – 169 Parham Road

Mr. Hand said he does not feel the manufactured home will hurt the value of his home.

Mr. Jacobs said they have researched the area within a ½ half mile radius. There are 73 parcels with 11 manufactured homes, 48 single-family, conventionally constructed homes and 14 undeveloped parcels. The square footage for the conventionally constructed homes ranges from 760 to just under 3000 SF. They do not have the square footage for the manufactured homes. The percentages are 65% conventionally constructed homes, 15% manufactured homes and 20% vacant parcels. The staff recommendation is for denial.

Discussion was held with Mr. Jarrel Hand requesting to speak again. He identified the location of his home and the mobile homes and vacant tracts in that area. He also noted that there is a large tract of land in this area on which nothing can ever be built because it is a landfill.

MOTION

Mr. Keys made a motion to approve Application #16-19S. The motion passed on a second by Mr. Brown with Mr. Brown, Ms. Cannon, Mr. Keys, Mr. Lattimore and Mr. Slaughter voting for the motion.

MINUTES

Mr. Brown made a motion, seconded by Mr. Lattimore, to approve the minutes of the November 10, 2016 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore voting for the motion and Mr. Slaughter abstaining because he was not present.

ADJOURN

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

Michelle Cannon – Chair

Yvonne M. Langford - Recorder



SPALDING COUNTY BOARD OF COMMISSIONERS

Appointment to the Griffin-Spalding Land Bank Authority

Requesting Agency

County Manager

Requested Action

Lift from the table and consider appointments to the Griffin-Spalding Land Bank Authority.

(a) To succeed County Appointee, Newton Galloway, for a four year term ending 12/31/2020.

(b) To succeed County Appointee, Shirley Gardner, for a four a four year term ending 12/31/2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

These items were tabled at the Spalding County Board of Commissioners Regular Meeting on January 9th, 2017.

(a) Mr. Galloway has served as the County Appointee on this Authority since 2/2/2009.

(b) Ms. Gardner has served as the County Appointee on this Authority since 4/16/2012 and has expressed her desire to remain on this Authority.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

N/A



SPALDING COUNTY BOARD OF COMMISSIONERS Request for Executive Session

Requesting Agency

County Manager

Requested Action

Zoning Attorney requests an Executive Session for consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. 50-14-2(1).

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

n/a