

Troup County Board of Zoning Appeals/Planning Board  
Meeting Minutes  
May 13, 2010  
10:00 am

Members Present

Sandy Winslow  
Ellis Spence  
Nancy Green  
Marion Carson  
Steve Daniel  
Charles Milligan  
Venessa Griggs  
Rob Petry

Members Absent

None

Chairman Carson called the meeting to order at 10:00 am. The first order of business was to approve the final agenda and previous meeting minutes. The agenda and minutes were approved by a unanimous vote of the board with Ellis Spence making the motion to approve and Steve Daniel seconded the motion.

### **MANUFACTURED HOME PLACEMENTS**

The next order of business was the placement of manufactured homes. The first request was:

David E. Foster  
4371 Whitesville Rd  
LaGrange, GA 30240

**LOCATION:** 1832 Cannonville Rd, LaGrange

**REQUEST:** Manufactured home placement with variance from width and roof pitch

Scott Turk presented the application and explained the request for placement of the home and a 4' variance from the required 20' width and a variance of 3.5/12 from the required 5/12 roof pitch. There was a motion to approve the placement and variances by Steve Daniel and a second by Nancy Green with the condition that the old home is removed from the property. The motion was approved by a unanimous vote of the board.

Mr. Turk presented the second request for placement of a manufactured home. The request was:

Bobby & Peggy Sanders  
182 Samples Rd  
West Point, GA 31833

**LOCATION:** 172 Samples Rd, West Point

**REQUEST:** Manufactured Home Placement – no variances.

A motion to approve the request with no variances was made by Ellis Spence and seconded by Steve Daniel. The motion was approved by a unanimous vote of the board.

The third request for placement of a manufactured home was:

Loy Morris/Jimmy Davis

1887 Baughs Cross Rd

West Point, GA 31833

**LOCATION:** 1853 Baughs Cross Rd, West Point

**REQUEST:** Manufactured Home Placement – no variances

Mr. Turk presented the request and a motion to approve with no variances was made by Steve Daniel and a second by Rob Petry. The motion was approved by a unanimous vote of the board.

## **VARIANCES**

The first variance request was:

Sandra Barnes

1974 Salem Chipley Rd

Pine Mountain, GA 31822

**LOCATION:** 1974 Salem Chipley Rd, Pine Mountain

**REQUEST:** Variance from required setbacks to accommodate accessory structure for business

Mr. Turk presented the request for a variance from the required setbacks to accommodate an accessory structure for the kennel and grooming business. Public comments were received from the following:

Steve Hubbard was opposed to granting the variance because it would cause disruption to the neighborhood with loud barking.

Myra Eidson spoke in opposition to the request on the basis that approving the variance would cause noise, dogs running loose in the neighborhood, using too much water.

Leigh Ellen Ertle spoke in opposition to the request because of adverse impact to the creek behind the property in question, drainage problems on neighboring property and possibly contamination of the creek with water runoff.

Regina Miller spoke in opposition based on water runoff contaminating the creek.

Ronnie Roberts spoke in opposition based on noise and asking for the dogs to be inside after a certain time.

Frank Thompson opposed the variance and the use based on noise from barking, dogs running loose and water quality of the creek. Mr. Thompson wanted to know why we did not have a noise ordinance.

Scott Perkins opposed the variance based on creek contamination and because the subdivision he lives in does not allow this use.

During and after the comments much discussion ensued between the public, the board and the staff. It was explained to the Mr. Thompson why the county did not have a noise ordinance (difficulty of enforcement) and the difference between the special use and rezoning the property. The board asked those in opposition where they thought a use such as this should go, if not in the agricultural district. There was also much discussion about what businesses needed licenses and why.

Staff tried to clarify some misconceptions while also trying to clarify noise ordinance and other questions from the opposing speakers and Planning Board.

After the end of all discussion, Ellis Spence made a motion to deny the variance, seconded by Nancy Green. The motion to deny the variance was approved by a vote of 6-2.

The next variance request was:

Diann Holmes

364 Salem Farm Rd

Pine Mountain, GA 31822

**LOCATION:** Salem Farm Rd (034-0 -000-002), Pine Mountain

**REQUEST:** Variance from required road frontage to allow for single-family residence on Homestead Lot.

Mr. Turk presented this request to the board for their consideration. There was a motion to approve by Sandy Winslow, seconded by Steve Daniel. The board approved the motion unanimously.

The third variance request was:

Joshua B Reynolds

1919 Smokey Rd

LaGrange, GA 30241

**LOCATION:** Smokey Rd (APN 014-0 -000-013), LaGrange

**REQUEST:** Variance from required road frontage to allow for 2-acre lot division.

The request was presented to the board. Rob Petry made a motion to approve the variance and seconded by Charles Milligan. The motion was approved by a vote of the board unanimously.

## **SPECIAL USES**

The agenda contained two requests for special uses.

The first special use request was:

Sandra Barnes

1974 Salem Chipley Rd

Pine Mountain, GA 31822

**LOCATION:** 1974 Salem Chipley Rd, Pine Mountain

**REQUEST:** Special Use Permit to operate a Kennel and Grooming business.

The request for a special use was presented to the board. Because the special use was denied a motion to deny the special use was made by Ellis Spence and seconded by Charles Milligan. The board voted unanimously to recommend denial of the special use.

The second request for a special use was:

Anthony & Evalene Flournoy

5365 Whitesville Rd

West Point, GA 31833

**LOCATION:** 5365 Whitesville Rd, West Point

**REQUEST:** Special Use Permit to operate a Personal Care Home.

Mr. Turk presented the request for a special use for a personal care home to the board. The motion to recommend approval of the special use was made by Sandy Winslow and seconded by Charles Milligan. The board voted to recommend approval by a vote of 7 to 1.

## **QDC REVIEW**

The QDC review was:

Sumer Rivas

421 Waugh Rd

LaGrange, GA 30240

**LOCATION:** 1179 Youngs Mill Rd, LaGrange

**REQUEST:** Consideration of QDC site plan with variances (listed on site plan).

*Continued from April meeting.*

A motion to approve the site plan with phased construction was made by Charles Milligan and seconded by Sandy Winslow. The board vote to approve the site plan unanimously.

## **TEXT AMENDMENTS**

Text amendments were presented to the board that were designed to clarify language and streamline the process.

A motion to recommend approval of the amendments was made by Charles Milligan and seconded by Steve Daniel. The motion to approve was approved by a unanimous vote of the board.

The meeting was adjourned at 12:00.