

ZONING PUBLIC HEARING

The Board of Commissioners of Spalding County, Georgia, held their Zoning Public Hearing on Thursday, December 15, 2005 in their office in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 6:00 o'clock p.m. with Chairman Edward Goss presiding and Commissioners Cecil Davis, Johnie McDaniel and Gwen Flowers-Taylor present. Also present were County Manager William Wilson, Zoning Attorney Newton Galloway, Community Development Director Chuck Taylor, Senior Planner Chad Jacobs and Executive Secretary Teresa Watson.

I. OPENING (CALL TO ORDER) – Chairman Edward Goss, Jr.

II. NEW BUSINESS

A. **Application #05-41S:** Trinity Baptist Church of Spalding, Owner – Gerald Talbot, Agent – 601 Jenkinsburg Road (3.34 acres located in Land Lot 56 of the 2nd Land District) – requesting a Special Exception to allow a fellowship hall/recreation facility in the AR-1 District.

Chuck Taylor said a Special Exception approving the existing structure was granted in March. This request is for an addition to the structure. He had received the engineer's letter, but the applicant has not filed for a Certificate of Occupancy (CO) yet. Hence, any motion to approve tonight should include the condition that a CO must be obtained. Staff recommends approval with the noted conditions. The Board of Appeals recommended approval of the application.

Commissioner McDaniel asked if there was a requirement for screening in the buffer, and Mr. Taylor responded there was, and he referred to the appropriate section.

Gerald Talbot, 213 Oxford Road, Griffin, Georgia

Mr. Talbot said their request was to provide for a 40' x 60' fellowship hall at the facility. Mr. Talbot responded to Commissioner Gwen Flowers-Taylor's comment about a buffer between the church and a neighbor. He said he was willing to include whatever type privacy fence or screening that Ms. Kay Penn might want. He was amenable to a privacy fence on some sides and a planted screening on the side adjacent to Ms. Penn since she did not want a privacy fence. With two road frontages on two sides, only two sides would require screening.

Commissioner McDaniel motioned to approve Application #05-41S with the conditions recommended by Staff (Items 1 through 3) and one additional condition (Item 4):

- 1) A site plan for the addition shall be submitted to Community Development for compliance with Appendix J of the UDO.*
- 2) Per the condition of approval for Application #05-11S, a C/O must be obtained for the existing structure before construction for the new building is permitted.*
- 3) Any expansion of the structure, any additional structures or the expansion of the use will require another special exception being approved by the County.*
- 4) Buffer screenings required on two sides shall be plantings only.*

Commissioner Davis seconded the motion which carried unanimously at 4-0.

B. **Amendment to UDO #A-05-17: Lift from the table** – Article 5. AR-1 Agricultural and Residential – Section 503:A(1), Article 6. AR-2 Rural Reserve – Section 603:A(1), Article 7. R-1 Single Family Residential Low Density – Section 703:A(1), Article 7A. R-1A Single Family Residential – Section 703A:A(1), Article 8. R-2 Single Family Residential – Section 803:A(1), Article 8A. R-2A Single Family and Two Family Residential; Article 10. R-4 Single Family Residential – Section 1003:A(1), and Article 11. R-5 Single Family Residential – Section 1103:A(1) – add provision for minimum size of first floor of any single family dwelling.

Amendment to UDO #A-05-17 was left on the table.

III. ADJOURNMENT

On a motion by Commissioner McDaniel, seconded by Chairman Goss, the meeting was adjourned at 6:07 p.m.

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