



REGULAR MONTHLY MEETING

The Board of Commissioners of Spalding County, Georgia, held their Regular Monthly Meeting on Monday, June 5, 2006 in their office in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 6:00 p.m. with Chairman Eddie Freeman presiding and Commissioners Cecil Davis, Gwen Flowers-Taylor, Edward Goss and Johnie McDaniel present. Also present were County Attorney James Fortune, County Manager William Wilson, Community Development Director Chuck Taylor and Teresa Watson to record the minutes.

I. OPENING (CALL TO ORDER) – Chairman Eddie L. Freeman

II. INVOCATION – Rev. Michael Moore

III. PLEDGE TO FLAG – Led by Johnie McDaniel

IV. PRESENTATIONS/PROCLAMATIONS/RECOGNITION

1. Consider Proclamation declaring the week of June 18-24 as Kingdom Builders Week in Spalding County.

Commissioner McDaniel moved to approve the proclamation declaring the week of June 18-24 as Kingdom Builders Week, seconded by Commissioner Davis, and motion carried by a 5-0 vote.

Proclamation

WHEREAS: Kingdom Builders is a non-profit group that provides mission opportunities, in a complete hands-on approach, for teenagers while providing free labor to communities in need; and

WHEREAS: Begun as a pilot project in Boone, North Carolina in 1999, Kingdom Builders' goal has been to provide free labor to communities where funds are available for materials, thereby stretching and transforming these funds into a wise use of money and advocating the principle of good stewardship; and

WHEREAS: In furthering their mission to show Christ's love through the act of service by enhancing personally owned housing of individuals or families, Kingdom Builders has seen more than 2250 students repair more than 150 homes, churches and schools in communities in the United States and the Bahamas over the last seven years; and

WHEREAS: During the week of June 18-24, 2006, up to 200 Kingdom Builders participants and adult volunteers will be working in Griffin and Spalding County, meeting the physical needs of those who cannot, staying at Spalding High School in the evening as they touch Spalding County lives during the day with their enthusiasm, willingness and efficiency.

NOW, THEREFORE

BE IT RESOLVED that the Board of Commissioners of Spalding County do hereby proclaim the week of June 18-24, 2006 as

Kingdom Builders Week

in Spalding County, Georgia, and encourage all citizens to support the work of Kingdom Builders to rehabilitate homes within the community, provided through the efforts of the First Baptist Church of Griffin's Ministry to Students.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the County to be affixed this, the fifth day of June, in the year of our Lord, two thousand six.

Eddie L. Freeman, Chairman (L.S.)
William P. Wilson, Jr., Clerk (L.S.)

VI. PRESENTATION OF FINANCIAL STATEMENTS – N/A

VII. CITIZENS COMMENTS

1. Cheryl Matlock and Dave Lamb would like to address the Board regarding 2005 SPLOST.

Cheryl Matlock, 110 Green Acres Road, Griffin, Georgia

Cheryl Matlock thanked the Board for its foresight in establishing the three-item SPLOST referendum in 2005. She urged them to use the same careful consideration in finalizing the RFP with regard to making sure the integrity of the vote and that of the commissioners is protected by adhering to the requirements of the system as put forth prior to the referendum and as recommended by the Communications Study Committee.

Dave Lamb, 1702 Quail Drive, Griffin, Georgia

The \$21.7 million, 3-item SPLOST was put forth and approved by an overwhelming majority. The committee to promote the SPLOST worked tirelessly to further that effort. UGA's Student Learning Center on the Griffin Campus is proceeding, and he highlighted accomplishments of the Griffin Campus to date. All is not so positive with regard to 800 MHz, though, and Mr. Lamb didn't want to jeopardize the confidence of voters for future SPLOST efforts because of changes to the recommendations of the Communications Study Committee. The SPLOST Committee used information provided by the County in good faith for many presentations that referenced several key points, such as 95% public safety radio coverage on handhelds, the \$500,000 grant and interoperability provided to all departments. Now the RFP approved by this body differs from those specifications put forth. Citizens need to be assured they are getting what they voted for and are now paying for through this 1% sales tax. Our voters and community need clarity. Mr. Lamb noted he understood the rationale and if, in fact, the RFP will use a dual standard or some other detailed explanation to verify the 800 MHz system is the best possible system and meets spirit of what was requested by officials and voted on by community, then the public needs to be assured of that, as well. Everyone has worked tirelessly to promote this as the best possible system available, and he wanted the Board to assure they would not lessen any of the SPLOST projects. This was no time for politics as usual, but rather just good sound decisions. At the SPLOST update meeting for the SPLOST Committee on June 15, 2006, he hoped to receive the County's assurance of full compliance.

VIII. PUBLIC COMMENT

Clarence, Sanders, 49 Cato Street, Griffin, Georgia

As former chief of the Spalding County Fire Department, he had first-hand experience of an inadequate radio communications system. He had heard about the 95% coverage and had encouraged the SPLOST vote as a result. Folks felt they would get a system that would provide 95% and anything less, in his opinion, would be inadequate.

Kathy Noble, 876 Musgrove Road, Griffin, Georgia

She thanked Commissioners McDaniel and Davis for maintaining their position that the County should stay with the Communications Study Committee's recommendations for the issuance of the system's RFP at the Board meeting where the changes were made. She has heard Mr. Macke's explanation numerous times and is comfortable with where the County is at this point. Because Mr. Goss was the commissioner who raised the request to change "mandatory" to "desirable" for Project 25 standard compliance in the RFP, she asked if he was aware that if the successful vendor did not propose Project 25, there would be no \$500,000 grant. Commissioner Goss responded he was aware, but noted they had not changed it either at this point. Ms. Noble said she understood that, but if the County chose a vendor who was not APCO 25 compliant, the grant would be lost, and she just wanted this information on record. According to Dan Brown, the head of Georgia Emergency Management Agency (GEMA), if the system is not Project 25 compliant, there would be no grant. Henry County does use the M/A Com system, which is not APCO 25 compliant. Their equipment cannot be repaired in the United States and they must send equipment for repair to Korea. Repairs take 4-1/2 months and hamper communications greatly while being processed. This should be an important consideration when assessing vendors. Standards of coverage are now two-fold, and there was really no reason to eliminate the 95% standard for in-vehicle, as it could co-exist with the 90% in-building coverage requirement. She appreciated citizen involvement.

Zachery Holmes, 357 Moreland Road, Griffin, Georgia

He has heard many perspectives, but his is as a system user. Mr. Holmes has been in Public Safety in this community since 1984 and he deals with it every day. This dual coverage of 95% coverage in vehicle versus 90% in building was not plainly stated in the SPLOST. Neither Mr. Macke nor commissioners have to use the system, but he and others in public safety must use it every day. The system is currently inadequate in many areas and he doesn't think voters will mind the county spending what they mandated; they gave permission to spend \$10 million and he felt that no grumbling would be heard if they need to spend that amount. They do not expect to see a substantial savings at the expense of a quality system; they didn't vote for the County to spend \$4 million or \$5 million and pay off other debt services with the remaining money. The Communications Study Committee, of which he was a member, was tasked to put out a standard for the County that would suit the needs of the public safety sector and others, not targeted for any specific vendor and not for any specific cost. The Committee successfully completed that task, and if vendors cannot meet those specifications, perhaps the vendor(s) should re-evaluate their process and qualifications. Spalding County should not adjust our standards for them. The 95% coverage can be had without increasing the number of towers but rather through the use of amplifiers. He urged commissioners not to get hung up and bogged up on numbers, with an emphasis instead on the quality of the system for public safety and citizens of the community.

Loretta Johnson, 1607 Rosewood Drive, Griffin, Georgia

She has worked for the State of Georgia Medicaid Department for thirty years, and she was Director of Contract Administration. She knows about RFPs and contracts, and she pointed out that the RFP could be amended at any time. There is never a time a citizen would mind getting more than they bargained for, but rarely do they want to receive less than they anticipated. If it is desirable to have better coverage in this system, then put stringent specifications in initially and then deal with problems if no one can meet those standards. She urged commissioners not to dumb down the RFP and lower expectations, whether it be to allow 1 or 500 companies to bid. The County should just strive to get the best quality for the money. Didn't vote the consultant into office but did for commissioners and they should work for her best interest.

Jane Westmoreland, 105 Four Oaks Drive, Griffin, Georgia

The Board of Commissioners changed the terminology to make Project 25 coverage desirable and not mandatory. Citizens voted for publicized APCO 25 and 95% coverage as described in publications and on the county website. Future SPLOST passages will be difficult if standards are not maintained. Public Safety officials have much expertise and have been knowledgeable for many years, so she suggested commissioners respect their opinions. Ms. Westmoreland was confused as to why the County is throwing out that which the committee recommended. Addendum #2 to the RFP sounds to her as though

there is a loose end dangling. Spalding County is not mostly buildings, and she urged careful consideration of promises made by commissioners.

Walter Cliff Futral, 4953 Jackson Road, Griffin, Georgia

Mr. Futral said he had heard much negativity directed toward the three commissioners who made this decision, but he praised them for doing the best for Spalding County citizens. There are, he acknowledged, very few experts who know about this system in detail. Jim Campbell is very knowledgeable and he is in favor of taking a second look with commissioners, and the professional consultant is very knowledgeable. He thanked Bill Taylor and Bobby Chapell for a balanced program this morning on WKEU. Mr. Futral stated he and his wife don't know everything about purchasing and remodeling properties, so they hire and follow the advice of people with the expertise they need. Perhaps the County should do the same and follow the advice of the professionals. They don't want cheapest system, as has been stated, but rather they want a quality system at the best price. He urged citizens to have faith in their commissioners and then let the experts deal with technology, trusting they will provide the best. He concluded by saying he wanted the Board to really examine the issue and get it resolved as soon as possible.

Regina Abbott, 1129 Placid Road, Griffin, Georgia

She had not been prepared to speak tonight, but as a member of the SPLOST committee and a taxpayer/voter, she appreciates the Board and supports whatever decision is made. Additionally, she trusts the expertise of Mr. Macke and urged everyone to listen objectively with no agenda.

Mike Wallace, 37 Wallace Road, Griffin, Georgia

Mr. Wallace echoed comments of the last two speakers. The County, he felt, is on the right track to look at the entire picture, not trying to come up with just a dollar amount but rather searching for the best system. The nation, he noted, is at war and lives are being lost; this is not the time to use this issue as a political football or a mechanism for manipulation. He concluded all should look at what's best for Spalding County and supports the Board.

Matthew Stafford, 1560 Flynt Street, Griffin, Georgia

He thanked the commissioners for their diligent work to open up bidding process to the free American way of doing business. One bid is not the American thought process and he applauded commissioners' efforts to open up the bidding to more vendors. The 95% in-vehicle coverage was not mentioned at the polls even if perhaps it was on the website. Mr. Stafford wondered what percentage of SPLOST will be paid by out-of-county residents. He noted that sometimes education doesn't buy experience, and he appreciated and supported the consultant and commissioners.

Sinclair Hollberg, 3335 Jackson Road, Griffin, Georgia

Mr. Hollberg said he served on the SPLOST Committee, as well, and worked hard to get the referendum passed. He was anxious to see industry and move the County into the 21st century, also, but he was worried about the current trend of politicizing every issue in Spalding County. He noted it had taken 10 years to pass a SPLOST by voters and it had been tough to overcome people's reluctance to vote for a tax increase. It was this commission last year that put together a SPLOST package, chaired by Commissioner Goss, that was attractive to voters, and the vote was overwhelmingly in favor last November. This vote instilled confidence in this commission and he hoped to move forward. Now what is heard are shrill voices pandering to sensational reporting. Regarding the 95% coverage represented, the SPLOST Committee members didn't have constitutional authority to bind the hands of the Board of Commissioners. This stated percentage was but one aspect only in moving voters to successfully pass the SPLOST. No restrictions were placed on the UGA building, so he wondered why there was much ado about the 800 MHz system. He urged commissioners to do what's in the best interest of the County. He concluded by saying he was disappointed in leadership of the SPLOST Committee and of the Communications Study Committee who have fostered the idea that this Board is lessening the standards and inflamed such strong criticism.

Kelly Palmatier, 450 Malier Road, Griffin, Georgia

Ms. Palmatier wanted to update briefly on the spay/neuter proposal. Originally she had stated that licensing would support the Spay Georgia effort, but found instead that half of the fees charged will subsidize the Georgia Department of Agriculture sterilization fund. Additionally, she was able to get information from seven local veterinarians, and 6 of those 7 accept certifications from the Georgia Department of Agriculture and do accept layaway plans (one post payment plan). She also wants to explore banning the chaining of dogs since the Board of Commissioners is looking at a stronger ordinance for dog restraint. The nationwide trend in banning extended chaining of dogs has gained strength because the practice increases the level of aggression in dogs. The fight or flight instinct is heightened. Ms. Palmatier passed out information she had obtained from the National Humane Society. DeKalb County has already banned the practice, and Gwinnett County is looking at such a restriction.

Stephen Macke, GRTI Consultant to Spalding County on the 800 MHz Radio System

Mr. Macke explained components of the RFP and said he crafted it in such a way to benefit Spalding County. Georgia State Strategic Plan states what Georgia has adopted and says nothing about Project 25. The LETPP Project was federally funded and passed through GEMA as a device to connect the radio system to surrounding mutual aid channels and state; this is a multi-million dollar project and Spalding County will be a lead benefactor. This device made by Motorola is not Project 25 either. The tower coverage document and the radio needs assessment form deal with needs and system infrastructure. Evaluation criteria worksheet is part of the RFP. Mr. Macke noted he was here to facilitate and explain, but he has no vote on issues. He is, however, trying to ensure nothing circumvents or slips through any loopholes in the process. He will do his best to explain and moderate the technical evaluation until everyone has a well-grounded understanding of the technical issues. Then the process will continue to pricing evaluation and the same process continues. The Communications Study Committee voted a 70%/30% split for technical/price respectively, so price won't drive the decision but rather technical aspects will be given the greatest degree of importance. The Homeland Security grant specifies APCO 25 and will be adhered to, but it must complement the system. ISSI is the new standard from APCO 25 and is also part of the RFP. Migratory versus evolutionary paths are differentiated because Mr. Macke wants to ensure the system has minimum 10-year technology viability. He provided a brief synopsis of his credentials in the communications industry.

All but one vendor responding to this RFP manufactures in the United States. The system in Henry County by M/ACom is maintained out of Virginia and has service trucks in that area every day. In his estimation, the best solution should win at the end of the day. Throughout the evaluation process the successful candidate will become quite evident with measurable, objective criteria. Detailed in-building coverage versus in-vehicle coverage standards and can be measured. In-vehicle percentage is from a map provided by one vendor, but he will try to incorporate and ensure measurability. His best effort will be put forth. Public safety folks are astute users, but APCO endorses P25 as a standard. With no third party compliance associated with that P25 standard. Cell companies base standards on third party compliance labs. With regard to Project 25, we will have to take the word of vendors that they are P25 compliant since no third party labs are in place to ensure compliance. Other standards include lightning protection, building codes, etc. FEMA doesn't mandate P25 because there is no compliance lab, and there may be a lab established at some future point but that will probably be a year or more away. Resources put into this RFP come from some of the smartest people in the industry in North America. Mr. Macke concluded he considered it an honor to serve Spalding County and, with a brother who is a firefighter, he understands the importance to public safety. He has always brought in projects under budget, even for small systems. He fully expects that opening up the process to more bidders tends to result in creative, innovative systems for competitive pricing.

Sheriff Dee Stewart, 839 Manley Road, Griffin, Georgia

Sheriff Stewart has been in law enforcement for 35 years locally. The City of Covington is well pleased with their system and the study that was done by Mr. Macke. He just wanted to see the best system available for the money available and noted that one lawsuit for a

wrongful death because of inadequate communications could cost more than the price of this system. He urged everyone to have faith in all five commissioners.

Chief Frank Strickland, City Police Chief, Griffin, Georgia

While he doesn't have the coverage problems that Sheriff Stewart does in rural county areas, he was still concerned about dependability and quality. The Spalding County Fire Chief wrote this Homeland Security grant for APCO 25 and he doesn't want to give back the \$500,000 grant awarded. He also wants the best system for the money. He asked everyone to consider that the City finally apprehended a man recently who shot a police officer eight months ago. At the time of the incident, the police officer did not get assistance because no one could hear him on the radio. That doesn't need to happen again. He concluded by saying he wanted to see, rightfully so, an emphasis on quality, dependability and interoperability.

IX. MINUTES

1. Consider approval of the minutes of the May 15, 2006 Extraordinary Session and the May 25, 2006 Zoning Public Hearing.

Commissioner Davis moved to approve the minutes of the May 15, 2006 Extraordinary Session and the May 25, 2006 Zoning Public Hearing, seconded by Commissioner McDaniel, and motion carried by a 4-0 vote; Commissioner Goss was out of the room.

X. CONSENT AGENDA

1. Consider on second reading an Ordinance to Amend the FY 2006 Budget Ordinance to provide for establishing budgets for new funds and year-end budget accounting entries.
2. Consider on second reading Amendment to the Official Zoning Ordinance of the following:
 - a. Amendment to UDO #A-06-05: Article 5. AR-1, Agricultural and Residential – Section 504:Z; Article 6. AR-2, Rural Reserve – Section 604:Y; Article 7. R-1 Single-Family Residential Low Density – Section 704:Z; Article 7A. Single-Family Residential – Section 704A:Z; and Article 8. R-2 Single Family Residential – Section 804:Z – add provision for development on private driveways.

RE: Text Amendment #A-06-05

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

RESOLUTION AMENDING THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on May 25, 2006, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: The following provisions shall be added to the Zoning Ordinance of Spalding County, Article 5, "AR-1 Agricultural and Residential" to appear as Section 504(Z):

Section 504: Development Standards for AR-1 Districts.

- Z. **Development on Private Driveways:** Any existing lot of record may be developed with a maximum of four (4) lots for residential dwellings with ingress and egress provided by means of a private driveway jointly serving each lot, subject to the following conditions:
1. The lot of record to be developed must be at least six (6) acres in size, but less than thirty (30) acres in size.
 2. Each lot developed shall meet the minimum lot area required in this zoning district.
 3. The existing lot shall have frontage on either a public road or private road, as listed in Section 502.G of this Article, however; the road frontage of the lot of record cannot exceed 125 feet.
 4. A private driveway shall be provided and all lot served by said driveway shall own an undivided interest in the driveway for maintenance and access purpose.
 5. The private driveway shall be covered by an approved all-weather surface which, unless otherwise required, shall be a minimum of 12 feet wide, consist of a minimum of 4 inches of compacted base of #5 stone, topped with a minimum of 2 inches of fines, commonly known as crusher run or pond screen. For any lot served by the private driveway, the private driveway shall be paved from the street pavement to the public right-of-way line, in addition to the base described above.
 6. The private driveway shall be developed with a minimum 12 feet high by 16 feet wide clear zone along its course.
 7. Each residential dwelling must be marked clearly on the private driveway with house numbering identification.
 8. Water lines, if desired, can be run from the street to each of the dwellings on the private driveway, and meters will be at the street.

Section 2: The following provisions shall be added to the Zoning Ordinance of Spalding County, Article 6, "AR-2 Rural Reserve" to appear as Section 604(Y):

Section 604: Development Standards for AR-2 Districts.

- Y. **Development on Private Driveways:** Any existing lot of record may be developed with a maximum of five (5) lots for residential dwellings with ingress and egress provided by means of a private driveway jointly serving each lot, subject to the following conditions:
1. The lot of record to be developed must be at least ten (10) acres in size, but less than thirty (30) acres in size.

2. Each lot developed shall meet the minimum lot area required in this zoning district.
3. The existing lot shall have frontage on either a public road or private road, as listed in Section 502.G of this Article, however; the road frontage of the lot of record cannot exceed 125 feet.
4. A private driveway shall be provided and all lot served by said driveway shall own an undivided interest in the driveway for maintenance and access purpose.
5. The private driveway shall be covered by an approved all-weather surface which, unless otherwise required, shall be a minimum of 12 feet wide, consist of a minimum of 4 inches of compacted base of #5 stone, topped with a minimum of 2 inches of fines, commonly known as crusher run or pond screen. For any lot served by the private driveway, the private driveway shall be paved from the street pavement to the public right-of-way line, in addition to the base described above.
6. The private driveway shall be developed with a minimum 12 feet high by 16 feet wide clear zone along its course.
7. Each residential dwelling must be marked clearly on the private driveway with house numbering identification.
8. Water lines, if desired, can be run from the street to each of the dwellings on the private driveway, and meters will be at the street.

Section 3: The following provisions shall be added to the Zoning Ordinance of Spalding County, Article 7, "R-1 Single-Family Residential Low Density" to appear as Section 704(Z):

Section 704: Development Standards for R-1 Districts.

- Z. Development on Private Driveways:** Any existing lot of record may be developed with a maximum of five (5) lots for residential dwellings with ingress and egress provided by means of a private driveway jointly serving each lot, subject to the following conditions:
1. The lot of record to be developed must be at least four (4) acres in size, but less than thirty (30) acres in size.
 2. Each lot developed shall meet the minimum lot area required in this zoning district.
 3. The existing lot shall have frontage on either a public road or private road, as listed in Section 502.G of this Article, however; the road frontage of the lot of record cannot exceed 125 feet.
 4. A private driveway shall be provided and all lot served by said driveway shall own an undivided interest in the driveway for maintenance and access purpose.
 5. The private driveway shall be covered by an approved all-weather surface which, unless otherwise required, shall be a minimum of 12 feet wide, consist of a minimum of 4 inches of compacted base of #5 stone, topped with a minimum of 2 inches of fines, commonly known as crusher run or pond screen. For any lot served by the private driveway, the private driveway shall be paved from the street pavement to the public right-of-way line, in addition to the base described above.
 6. The private driveway shall be developed with a minimum 12 feet high by 16 feet wide clear zone along its course.
 7. Each residential dwelling must be marked clearly on the private driveway with house numbering identification.
 8. Water lines, if desired, can be run from the street to each of the dwellings on the private driveway, and meters will be at the street.

Section 4: The following provisions shall be added to the Zoning Ordinance of Spalding County, Article 7A, "R-1A Single-Family Residential District" to appear as Section 704A(Z):

Section 704A: Development Standards for R-1A Districts.

- Z. **Development on Private Driveways:** Any existing lot of record may be developed with a maximum of five (5) lots for residential dwellings with ingress and egress provided by means of a private driveway jointly serving each lot, subject to the following conditions:
1. The lot of record to be developed must be at least four (30) acres in size, but less than thirty (30) acres in size.
 2. Each lot developed shall meet the minimum lot area required in this zoning district.
 3. The existing lot shall have frontage on either a public road or private road, as listed in Section 502.G of this Article, however; the road frontage of the lot of record cannot exceed 125 feet.
 4. A private driveway shall be provided and all lot served by said driveway shall own an undivided interest in the driveway for maintenance and access purpose.
 5. The private driveway shall be covered by an approved all-weather surface which, unless otherwise required, shall be a minimum of 12 feet wide, consist of a minimum of 4 inches of compacted base of #5 stone, topped with a minimum of 2 inches of fines, commonly known as crusher run or pond screen. For any lot served by the private driveway, the private driveway shall be paved from the street pavement to the public right-of-way line, in addition to the base described above.
 6. The private driveway shall be developed with a minimum 12 feet high by 16 feet wide clear zone along its course.
 7. Each residential dwelling must be marked clearly on the private driveway with house numbering identification.
 8. Water lines, if desired, can be run from the street to each of the dwellings on the private driveway, and meters will be at the street.

Section 5: The following provisions shall be added to the Zoning Ordinance of Spalding County, Article 8, "R-2 Single-Family Residential District" to appear as Section 804(Z):

Section 804: Development Standards for R-2 Districts.

- Z. **Development on Private Driveways:** Any existing lot of record may be developed with a maximum of five (5) lots for residential dwellings with ingress and egress provided by means of a private driveway jointly serving each lot, subject to the following conditions:
1. The lot of record to be developed must be at least four (30) acres in size, but less than thirty (30) acres in size.
 2. Each lot developed shall meet the minimum lot area required in this zoning district.
 3. The existing lot shall have frontage on either a public road or private road, as listed in Section 502.G of this Article, however; the road frontage of the lot of record cannot exceed 125 feet.
 4. A private driveway shall be provided and all lot served by said driveway shall own an undivided interest in the driveway for maintenance and access purpose.
 5. The private driveway shall be covered by an approved all-weather surface which, unless otherwise required, shall be a minimum of 12 feet wide, consist of a minimum of 4 inches of compacted base of #5 stone, topped with a minimum of 2 inches of fines, commonly known as crusher run or pond screen. For any lot served by the private driveway, the private driveway shall be paved from the street pavement to the public right-of-way line, in addition to the base described above.

6. The private driveway shall be developed with a minimum 12 feet high by 16 feet wide clear zone along its course.
7. Each residential dwelling must be marked clearly on the private driveway with house numbering identification.
8. Water lines, if desired, can be run from the street to each of the dwellings on the private driveway, and meters will be at the street.

Section 6: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 7: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.

- b. Amendment to UDO #A-06-06: Appendix A – Section 501:I – amend provision for Architectural Criteria for Single Family Dwellings located within a Subdivision.

IN RE: Text Amendment #A-06-06

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and has amended said Ordinance subsequently; and

WHEREAS, the Zoning Administrator, in conjunction with the Planning Commission, has deemed it advisable to recommend amendment to a portion or portions of the Zoning Ordinance of Spalding County; and

WHEREAS, such proposed text amendment to the Zoning Ordinance of Spalding County was reviewed by the Spalding County Planning Commission, and a hearing on the text amendment was conducted by the Board of Commissioners of Spalding County, Georgia on May 25, 2006, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia, is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: That Appendix A, Section 501I be deleted in its entirety and replaced with the following:

- I. Architectural Criteria for Single Family Dwellings located within a Subdivision:** Single Family dwellings constructed within a subdivision located within AR-2 (Rural Reserve), R-1A, (Single Family Residential), R-1 (Single-Family Residential Low Density), R-2 (Single Family Residential), R-4 (Single Family), and R-5 (Single Family) zoning districts shall comply with the following architectural criteria:
1. The pitch of the roof of each residential dwelling shall have a minimum vertical rise of seven (7) feet for each twelve (12) feet of horizontal run, provided this requirement shall not apply to roof structures covering bay windows, dormer windows, and garages;
 2. Each residential dwelling shall be constructed with a garage with minimum dimensions of twenty (20) feet width by twenty (20) feet length;
 3. The façade of each residential dwelling shall include accents of brick, stone, cemplank shakes, or wood shakes which shall cover at least 25% of the surface area thereof. Cemplank shakes or wood shakes shall be allowed only houses with a crawl space or built up slab that is veneered with brick or stone on three sides of the crawl space or slab.
 4. Alternatively, the façade may be full faced stucco or cemplank siding; however, all other exterior walls shall be required to be faced with cemplank siding as well.
 5. The provision of this Ordinance shall apply to any subdivision platted on or after the date of enactment of this Ordinance.

Section 2: The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment to the Zoning Ordinance of Spalding County, Georgia.

Section 3: The Zoning Administrator is authorized and directed to enter such notice of the amendment to the Zoning Ordinance of Spalding County, Georgia accordingly.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

Commissioner Davis moved to approve Consent Agenda, seconded by Commissioner McDaniel; motion carried by a 4-0 vote with Commissioner Goss absent from the room.

XI. OLD BUSINESS

XII. NEW BUSINESS

1. Consider request of Wildwood Baptist Church for permission to have a parade on June 10, 2006 as a Vacation Bible School kickoff event.

Commissioner McDaniel moved to approve the request of Wildwood Baptist Church for permission to have a VBS parade, seconded by Commissioner Davis, and motion carried by a 5-0 vote.

2. Consider approval of final plat of Serene Lake Subdivision, located off Vineyard Road.

Mr. Taylor said the plat meets all County requirements and he recommended approval.

Commissioner Davis moved to approve the final plat of Serene Lake Subdivision, seconded by Commissioner McDaniel, and motion carried by a 5-0 vote.

3. Consider acceptance of right-of-way (ROW) deed for Serene Lake Drive located in Serene Lake Subdivision off Vineyard Road.

The required improvements have been made; the clubhouse and fence along the property line are still two outstanding issues but are ongoing, and Staff recommends approval.

Commissioner McDaniel moved to accept the right-of-way deed for Serene Lake Drive, seconded by Commissioner Davis, and motion carried by a 5-0 vote.

4. Consider approval of final plat of Maloy Highlands (minor subdivision) located off Maloy Road and Rover-Zetella Road.

Mr. Taylor said no new streets were involved and recommended approval.

Commissioner Davis moved to approve the final plat of Maloy Highlands (minor subdivision), seconded by Commissioner McDaniel, and motion carried by a 5-0 vote.

5. Consider request of Minerva for road closure and abandonment of portions of Seven Forks Road and North Second Street Extension which traverse the proposed Sun City Peachtree development.

Mr. Wilson noted that with the anticipated cancellation of the July 3 meeting, the public hearing on this issue would be scheduled for July 17; property owners would be notified.

Commissioner McDaniel moved to approve the request of Minerva to begin the process for road closure and abandonment for portions of Seven Forks Road and North Second Street Extension, seconded by Commissioner Davis, and motion carried by a 5-0 vote.

6. Consider appointment to Spalding County Board of Family and Children Services to fill the position held by Kay Harper, whose term is set to expire June 30, 2006, for a new term to expire June 30, 2011.

Commissioner McDaniel moved to reappoint Kay Harper to the Spalding County Board of Family and Children Services for a new term to expire June 30, 2011, seconded by Commissioner Davis, and motion carried by a 5-0 vote.

7. Consider recommendation from Parks and Recreation Advisory Commission for Dundee Lake Park Fishing Limitations.

Mr. Wilson said the Parks and Recreation Advisory Commissioner agreed with state regulations but added a catfish length limitation, as well, to encourage lake population.

Commissioner McDaniel moved to approve the recommendation from Parks and Recreation Advisory Commission for Dundee Lake Park Fishing Limitations, seconded by Commissioner Davis, and motion carried by a 5-0 vote.

8. Consider recommendation from Parks and Recreation Advisory Commission regarding Dundee Lake Park caretaker's house.

Mr. Wilson said this cost estimate, obtained at the request of some commissioners for possible renting of the facility to the public, totaled \$47,700 in renovation charges to bring the facility to commercial rental standards. The house will be demolished as part of the Master Plan for Dundee Lake Park.

Commissioner Flowers-Taylor stated she had spoken with some Parks and Recreation Advisory Commission members, and the highest rental rate for a pavilion is \$150 for one full day at Wyomia Tyus Park. She wanted ideas about rental amounts for this house. Demolition of the structure won't take place for seven or eight years and, if rented for once a month during this time, it will recoup the renovation costs before demolition. She felt it will rent well during summer months plus establish an existing customer base for the new facility going in its place. The 4-H program will still have ample use, as well.

Commissioner McDaniel said he could not see the facility paying for itself in renovation costs before its scheduled demolition, possibly before 7 years if impact fee collections are adequate. He did not understand why some groups would want to be cooped up in an enclosed structure when they could have the outdoor ambiance of the park and pavilions.

A \$4500 cost would be put in a septic tank that would be abandoned on demolition as it would not suffice for a new structure. Air conditioning costs will go away and be wasted unless other places can be found for utilization, as well. He concluded he doesn't think it is the right thing to do to spend \$47,000 on a building that is to be torn down, and he noted that rock in the area could present problems for septic tank installation. This proposal is not practical and if approved, would not characterize the commissioners as being good stewards of taxpayer money.

The Senior Center is rented out a great deal said Commissioner Flowers-Taylor with no outdoor ambiance and this facility would be, as well, she felt. Family reunions, local gatherings, and even the Board of Commissioners retreat could be held there.

Chairman Freeman said he was looking at the bottom line.

Commissioner Goss wanted to get with Parks and Recreation Director Louis Greene and Commissioner Johnie McDaniel to look for a way to keep the building for some use without just letting it sit until time for demolition.

Commissioner Flowers-Taylor noted there were no handicapped accessible restrooms yet.

Commissioner Goss moved to table this issue indefinitely to provide time for further study, and Commissioner Davis seconded. Motion carried by a vote of 4-1 with Commissioner Flowers-Taylor opposing.

9. Consider canceling July 3, 2006 Board of Commissioners regular monthly meeting.

Mr. Wilson noted this meeting was cancelled last year rather than being rescheduled.

Commissioner Davis moved to cancel the July 3, 2006 Board of Commissioners regular monthly meeting, seconded by Commissioner McDaniel; motion carried by a 5-0 vote.

XIII. REPORT OF COUNTY MANAGER

- Candy needs to be ordered for the July 4th parade, so he wondered how many commissioners would be participating, and three responded affirmatively at this time.
- The FY 2007 Budget public hearing was tonight. First reading will occur on June 19 and second reading on June 22, 2006.
- Griffin Tech, on Monday June 19 from 10:45 to 1 p.m., will host the banquet to honor Manufacturer of the Year in the Technology Center Cafeteria. He asked commissioners to RSVP by next Tuesday if anyone wants to attend.

XIV. REPORT OF COMMISSIONERS

Goss – As usual Spalding County politics is present with regard to the 800 MHz communications system. He and others are just trying to perform due diligence and are not doing some of the things being stated publicly. No one wants to spend taxpayer money and not get best system. He was sorry to see some folks spread rumors and innuendo, with one gentleman on the radio saying Commissioner Goss is singly responsible. Unfortunately, this is typical politics in an election year.

Flowers-Taylor – She would like to see the County put some sort of temporary restrooms at Dundee Lake Park that are accessible to the elderly and/or infirmed. Two or three seniors called her and state they can't make it up the hill to the restroom. She would also like to see uniformity of park hours of operation. Wyomia Tyus Olympic Park's hours are dawn to dusk and she didn't understand why this park was different. Mr. Wilson will work on these issues with Parks and Recreation. She is disappointed, as well, at comments made to her concerning the 800 MHz process. She noted she doesn't stand to gain one thing from any successful vendor in this effort, and City Commissioners should not comment on this situation at all. No one from her district has expressed any dissatisfaction with how the process has been handled.

Davis – He stated he had no dog in this fight either; no stock in any vendor or relatives employed by same. He just wanted to see the Board stay with what was originally recommended by the committee they themselves put in place.

McDaniel – He echoed Commissioner Davis’ comments. Public perception is there are two sides on the Board of Commissioners and that the Board doesn’t function as a team. As far as he knew, all commissioners were good and honest people, and he wants to portray that to public with an assurance there are no factions. A united front would instill confidence.

Freeman – He agreed with Commissioner McDaniel’s comments. The commissioners are good people with great pressures. He noted it was sad to see one commissioner who sits on the Communications Study Committee trying to be influenced by one local media person.

XV. ADJOURNMENT

Commissioner McDaniel moved to adjourn at 8:02 p.m., seconded by Commissioner Davis, and motion carried by a unanimous 5-0 vote.

County Clerk

Chairman

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