

MINUTES

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 of the Spalding County Annex on Thursday, September 24, 2015, beginning at 6:00 p.m. with Chairperson Rita Johnson presiding. Commissioners Bart Miller, Raymond Ray, Gwen Flowers-Taylor and Donald F. Hawbaker were present. Also present were County Manager, William P. Wilson, Jr., Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs, County Zoning Attorney, Newton Galloway and Kathy Gibson, Executive Secretary to record the minutes.

A. Call to Order led by Chairperson Rita Johnson.

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. Amendment to UDO #A-15-08:** Article 4. General Procedures - Section 409:E - amend certificate of occupancy requirements.

Chad Jacobs, Community Development Director, this is a text amendment to allow for temporary certificates of occupancy for a duration of time not to exceed 6 months on industrial projects that are 20,000 square feet or greater in size. What we are experiencing with the growth of larger industry in our area a need to accommodate a temporary certificate of occupancy in order to allow the industry earlier entry into portions of their buildings to set up and test runs on equipment prior to their grand opening. This allows an opportunity for industrial businesses to install their equipment and computer systems for testing. This would allow the industry to be able to start production as soon as they hold their grand opening of the plant.

Currently a project has to be complete in order for them to obtain a Certificate of Occupancy. Once that is issued we are out of the loop so it is incumbent on our department to make sure that everything is completed pursuant to plan prior to that Certificate of Occupancy being issued.

This amendment would allow these industries to access the areas that are complete to install and test equipment while the remainder of the facility is being completed. This would require that they submit a plan that would establish the area that is complete and ready for occupancy under the temporary certificate and how they plan to implement their occupancy maintaining separation from the area still under construction.

Commissioner Flowers-Taylor, why are we going to do this for a manufacturing facility and not do it for another structure for example a church or a commercial business.

Mr. Jacobs advised that a church would be a public assembly area where a manufacturing facility would not be open to the public. He stated that he traditionally is not in favor of issuing a temporary certificate of occupancy; however, in this instance it does make sense in that facilitates the industrial process on these larger projects.

Motion/Second by Hawbaker/Miller to approve the amendment to UDO #A-15-08: Article 4. General Procedures, Section 409:E, amending the certificate of occupancy requirements. Motion carried unanimously by all.

C. Other Business:

D. Adjournment:

Motion/Second by Miller/Hawbaker to adjourn the meeting at 6:09 p.m. Motion carried unanimously by all..

/s/ _____
Rita Johnson, Chairperson

/s/ _____
William P. Wilson, Jr.,
County Clerk