

# After Agenda

**Board of Commissioners of Spalding County  
Zoning Public Hearing  
Thursday, January 26, 2017  
6:00 PM  
Meeting Room 108, Courthouse Annex  
119 E. Solomon Street**

**The Spalding County Board of Commissioners held a Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, January 26, 2017, beginning at 6:00 p.m. with Chairman Bart Miller presiding. Commissioners Rita Johnson, Raymond Ray and Donald Hawbaker were present. Commissioner Gwen Flowers-Taylor was absent from the meeting. Also present were County Manager, William P. Wilson, Jr., Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs, Zoning Attorney, Newton Galloway and Executive Secretary, Kathy Gibson to record the minutes.**

## **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.

Chad Jacobs, Community Development Director, advised that this request is very similar to the one that was considered at the last Zoning Public Hearing. This is a request to place a manufactured home on property in the AR-1 District. According to the UDO, these requests have to go through a special exception process if there has never been a manufactured home on the property or if it has not been a manufactured home on the property in the past six months.

Mr. Jacobs advised that according to section 503(b)(18) of the UDO staff has to look at a half mile radius of the parcel in question and present the Board a breakdown of the types of homes within that area. He then stated that within a half mile radius of the subject property there are a total of 73 total parcels and occupying those parcels

are 11 manufactured homes, 48 single family conventionally constructed residences and 14 undeveloped parcels according to the information received through GIS. The heated square footage of the conventional homes range from 760 heated square feet to a little under 3,000 heated square feet. The percentage breakdown is approximately 65% of the developed area is conventional homes and 15% is manufactured home, 20% of the parcels are vacant. Based on this information, staff does recommend denial of this request.

Mr. Jacobs then advised that the manufactured home being proposed is a little under 2,300 heated square feet with a 6/12 roof pitch, the total cost of the home is approximately \$140,000. Mr. Jacobs then advised that at their regular scheduled meeting in December, the Board of Appeals did send up an approval recommendation by a vote of 5-0.

Commissioner Johnson inquired as to the basis of the Board of Appeals recommendation as staff's recommendation was denial.

Mr. Jacobs advised that during the discussion at the Board of Appeals meeting they felt that even though the data said one thing, in the Board's opinion they didn't feel that it was a significant issue.

William and Beverly Lynn Claxton, 169 Parham Road, are the applicants for the special exception. Mr. Claxton advised that the home will meet all of the requirements as set forth in Spalding County's UDO according to heated square feet, the minimum roof pitch and will have the foundation that Spalding County requires. It conforms to all of the site plans as set forth for the AR-1 district.

Mr. Claxton advised that Parham Road is a dirt road that is approximately ½ mile long, there are 11 homes on Parham Road and 7 of those are manufactured homes, with the other 4 homes being conventional stick built homes that were built in the 60's and 70's. In the other surrounding 41 parcels have had no building activity in the last 10 years, the last home being constructed in 2006. In the past 16 years there have only been 6 new homes put in those 41 parcels.

Mr. Claxton stated that the manufactured home they are planning to have placed on their land is 2,280 heated square feet, 6/12 pitch roof, the rooms are sheet rocked, it is a manufactured home, but it is very well constructed.

Ms. Beverly Claxton then added that one of the parcels being county as undeveloped is a landfill which will never be developed. She feels that this parcel shouldn't count against them as an underdeveloped parcel.

Mr. Claxton then stated that the recommendation of denial is based on a "trend of stick built homes" but if there hasn't been a home built in the last 10 years how can it be called a trend?

Commissioner Hawbaker asked if any of the neighbors had expressed opposition to the placement of a Manufactured Home on the property.

Mr. Claxton advised that most of the neighbors on the road are family and that no one has a problem with their placing a manufactured home on the property.

**Spoke in favor of the application:**

Patrick R. Shivers, 1644 Birdie Road, Griffin, Georgia.

Dana Hand, 169 Parham Road, Griffin, Georgia.

***Motion/Second by Hawbaker/Johnson to approve 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. Motion carried 3-1 (Ray).***

**C. Other Business:**

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

***Motion/Second by Ray/Johnson to lift from the table and consider appointments to the Griffin-Spalding Land Bank Authority. Motion carried unanimously by all.***

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

Mr. Wilson advised that Mr. Galloway is the only name in the book and he has expressed his desire to continue on this Authority.

***Motion/Second by Ray/Hawbaker to reappoint Newton Galloway to the Griffin-Spalding Land Bank Authority for a four year term ending December 31, 2020. Motion carried unanimously by all.***

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

Mr. Wilson advised that there are two names in the book for this seat and the first name is Joel Jinks, who was placed in the book on December 31, 2016.

***No action taken, no motion.***

Mr. Wilson then stated that Shirley Gardner has expressed her desire to continue on the Griffin-Spalding Land Bank Authority.

***Motion/Second by Ray/Johnson to reappoint Shirley Gardner to the Griffin-Spalding Land Bank Authority for a four year term ending December 31, 2020. Motion carried unanimously by all.***

2. 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).

***Motion/Second by Hawbaker/Ray to enter into 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) at 6:26 p.m. Motion carried unanimously by all.***

***Motion/Second by Hawbaker/Ray to adjourn the Executive Session at 7:29 p.m. Motion carried unanimously by all***

**D. Adjournment**

***Motion/Second by Ray/Hawbaker to adjourn the meeting at 7:30 p.m. Motion carried unanimously by all.***