

MINUTES

The Spalding County Board of Commissioners held a Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, March 23, 2017, beginning at 6:00 p.m. with Chairman Bart Miller presiding. Commissioners Rita Johnson, Raymond Ray, Gwen Flowers-Taylor and Donald Hawbaker were present. Also present were Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs and Zoning Attorney, Newton Galloway.

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 citizens comments. Outburst from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

B. New Business:

1. **Application #16-04Z: Lift from the table** - Bunzl Trusts Spalding Property, LLC, Owner - The Joiner Law Firm, P.C., Agent - 2010 North McDonough Road (2 acres located in Land Lot 79 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial.

Motion/Second by Flowers-Taylor/Johnson to lift from the table Application #16-04Z: Lift from the table - Bunzl Trusts Spalding Property, LLC, Owner - The Joiner Law Firm, P.C., Agent - 2010 North McDonough Road (2 acres located in Land Lot 79 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial. Motion carried unanimously by all.

Chad Jacobs, Community Development Director, stated that this application is before the Board this evening to rezone two acres out of the parent parcel consisting of approximately 187 acres located at the northeast corner of Jackson Road and Highway 155.

The proposed development will be a 3500 sq. ft. gas station convenience store and a 4500 sq. ft. retail space. This request is consistent with the future land use map designation of Crossroads Commercial which was granted in September of 2016. Staff recommends approval of this request as it is compliant with the current future land use map for this intersection.

Mr. Jacobs then added that he would like to add two conditions to the approval: (1) the two acres being rezoned shall be subdivided from parent parcel before building permit are issued, and (2) off sight lighting will be designed so that it is not glare onto adjacent right of way or residential properties.

At the regular scheduled meeting in January, the Planning Commission did recommend approval of this request.

Commissioner Flowers-Taylor expressed her concerns over the

traffic at that intersection and the drawings of the driveways being so close to the intersection.

Mr. Jacobs stated that an available option is a right in/right out on Jackson Road that can be tied to the ingress and the egress on the county road side of the development. This will eliminate a left turn option coming out of the development. He further stated that GDOT will be reviewing the intersection and making recommendations for the SR 155 portion of the project and the County will go along with their recommendations on that side.

Commissioner Hawbaker would like to see a condition of right in/right out on the county maintained road placed on this parcel.

John Joiner, 1127 Pine Valley Road, Griffin, advised that he has talked with the developers at length and relayed the concerns regarding the detention pond and they stated that they are committed to doing whatever the County wants. He advised that if the ingress and egress on the Jackson Road side has to be moved further away from the intersection, they are willing to do that also. He then presented an architectural rendering for the store which utilizes Hardie Plank for the siding. He stated that the bottom line is that the developers want to come here and are willing to do whatever needs to be done to make that happen.

Motion/Second by Ray/Johnson to approve Application #16-04Z: Bunzl Trusts Spalding Property, LLC, Owner - The Joiner Law Firm, P.C., Agent - 2010 North McDonough Road (2 acres located in Land Lot 79 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial with the conditions as requested by Mr. Jacobs and the condition identified by Commissioner Hawbaker.

Mr. Jacobs then clarified the conditions as: (1) the two acres being rezoned shall be subdivided from parent parcel before building permit are issued, and (2) off sight lighting will be designed so that it is not glare onto adjacent right of way or residential properties and (3) right in/right out on Jackson Road and whatever GDOT determines should be the ingress and egress on Hwy 155.

Motion carried unanimously by all.

2. **Amendment to UDO #A-17-01:** Article 2. Definitions of Terms Used - Section 202:HHH'1 - add definition for shooting range, indoor; Article 12. C-1 Highway Commercial - Section 1203:B(7), Article 14. C-1B Heavy Commercial - Section 1403:B(3), Article 14A. C-1C Manufacturing-Light - Section 1403A:B(7), and Article 15. C-2 Manufacturing - Section 1503:B(11) - add provision for shooting range, indoor.

Staff has been approached by several individuals in numerous capacities wanting inquire about indoor shooting ranges. We did not have anything on the books that would address requirements for an indoor shooting range. This language will place into the UDO this type of activity in Commercial Districts ONLY as a special exception usage. It would have to be on Commercially Zoned property and it would still have to come before the Board of Zoning Appeals and then the Board of Commissioners for

approval before anyone could operate an indoor shooting range. Staff recommends approval.

Motion/Second by Flowers-Taylor/Ray to approve amendment to UDO #A-17-01: Article 2. Definitions of Terms Used - Section 202:HHH'1 - add definition for shooting range, indoor; Article 12. C-1 Highway Commercial - Section 1203:B(7), Article 14. C-1B Heavy Commercial - Section 1403:B(3), Article 14A. C-1C Manufacturing-Light - Section 1403A:B(7), and Article 15. C-2 Manufacturing - Section 1503:B(11) - add provision for shooting range, indoor. Motion carried unanimously by all.

3. **Amendment to UDO #A-17-02: Article 23. Official Zoning Map - Section 2302:E - Semi-Annual adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.**

Mr. Jacobs stated this represents the updated map and includes subdivisions, combinations of property and reflects any zoning requests that have been approved. This matter is brought before the Board once or twice a year to update the zoning map. Staff recommends approval.

Motion/Second by Flowers-Taylor/Hawbaker to approve Amendment to UDO #A-17-02: Article 23. Official Zoning Map - Section 2302:E - Semi-Annual adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County. Motion carried unanimously by all.

Commissioner Flowers-Taylor requested that arrangements be made to discuss either with the GSATC or with GDOT the concerns stated this evening regarding the intersection at Hwy 155 and Jackson Road. So that we will have a game plan prior to the problem “blowing up in our face”.

Mr. Jacobs stated that he would talk with B.J. Martin about this as he is already doing the due diligence on the Hwy 155 relocation so we can “piggy back” on that and discuss these concerns as well.

C. Other Business: None.

D. Adjournment

Motion/Second by Ray/Flowers-Taylor to adjourn the meeting at 6:30 p.m. Motion carried unanimously by all.

/s/ _____
Bart Miller, Chairman

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