

## MINUTES

The Spalding County Board of Commissioners held their Zoning Public Hearing a Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, August 25, 2016, beginning at 6:00 p.m. with Vice Chairman Bart Miller presiding. Commissioners Raymond Ray and Gwen Flowers-Taylor were present. Chairperson Rita Johnson and Commissioner Donald Hawbaker were absent from the meeting.

Also present were County Manger, William Wilson, 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. **Amendment to #A-16-02:** Article 20. S-1 Sensitive Land Flood Damage Prevention - amend to be consistent with National Flood Insurance Program regulations and definition.

Chad Jacobs, Community Development Director, advised that the item before the board is a housekeeping item to the S-1 Sensitive Land flood Damage Prevention Ordinance. The State of Georgia contacted us regarding the flood ordinance currently on the books and recommended that we change wording in just a couple of places in order to be consistent with the National Flood Insurance Program definition. Mr. Galloway has made those changes and at their meeting in July, the Planning Commission voted to recommend the change by a vote of 4-0. Staff is recommending the changes as requested by the State of Georgia making our ordinance consistent with the National Flood Insurance Program definition.

***Motion/Second by Ray/Flowers-Taylor to approve Amendment #A16-02: Article 20. S-1 Sensitive Land Flood Damage Prevention to amend to be consistent with the National Flood Insurance Program regulations and definition. Motion carried unanimously by all.***

### C. Other Business:

1. Conduct public hearing for the 2016 Capital Improvement Element (CIE) and Short Term Work Program (STWP) for Spalding County, City of Orchard Hill and City of Sunny Side.

***Motion/Second by Flowers-Taylor/Ray to open a public hearing for the 2016 Capital Improvement (CIE) and Short Term Work Program (STWP) for Spalding County, City of Orchard Hill and City of Sunny Side. Motion carried unanimously by all.***

Mr. Jacobs advised that this is the annual request that is made to transmit the Capital Improvements Element and the Short Term

Work Program to Three Rivers Regional Commission and the Department of Community Affairs. Since Spalding County collects impact fees we are required to report as part of our Comprehensive Plan what we have spent impact dollars on the plan of what we plan to spend impact dollars on over the next five year period.

Mr. Jacobs stated that the County was proactive last year in completing projects on the Capital Improvement Elements list. In 2008 and 2009 the projects were stalled due to the lack of building during that time. We have completed many of the smaller projects on the list and the items remaining are big ticket items.

The State pointed out to us last year that we need to revisit the projects and develop projects in addition to the large ticket items that are left that can be attainable. We have added some projects that are already in line with the Park and Recreation Master Plan and have already been included in the Comprehensive Plan. These items include the Rails to Trails initiative that we started last year, the Carver Road restrooms, the Quilly Street restrooms, gravel and parking area. We are actually hoping that the Quilly Street location will actually be the trail head for the Rails to Trails Project. This is to demonstrate that we are not just pulling random projects out of the air, but are dovetailing the projects into the Plans that have already been developed. These are projects that are small enough that they can be accomplished on a timely basis and satisfy the recommendations made by the Department of Community Affairs.

Commissioner Miller then questioned the Adult Softball Complex that is on the list and asked if that complex had been included as part of the SPLOST.

Mr. Jacobs advised that it had not been included as part of the SPLOST. The funding as designated would come 100% from impact fees, no SPLOST fees had been allocated for that project.

Commissioner Flowers-Taylor then asked if Dundee Lake debt was included as one of the items paid with SPLOST funding. She stated that according to the list that debt was paid by impact fees and the remainder was general fund.

William Wilson, County Manager, stated that he would check into that and get back to the Board with the answer.

Mr. Jacobs advised within the next 12 months the Comprehensive Plan will have to be updated. The RFP has already been issued and they have received 5 responses. Staff has the selection narrowed down to two and hope to finalize a recommendation in the next week. We hope to start the process in September. The plan is to look at the funding and the projects logically and determine what can be accomplished with the funding available and scale down some of the projects to be bring the scope of the projects into something that can be accomplished with the funding currently available to us.

***Motion/Second by Flowers-Taylor/Ray to close the public hearing for the 2016 Capital Improvement (CIE) and Short Term Work Program (STWP) for Spalding County, City of Orchard Hill and City of Sunny Side. Motion carried unanimously by all.***

2. Consider approval of Resolution authorizing transmittal to Three Rivers Regional Commission of the 2016 Capital Improvements Element (CIE) and Short Term Work Program (STWP) and incorporation of these changes into the County 2025 Comprehensive Plan.

#### TRANSMITTAL RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared an annual update to Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on August 25, 2016 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, Georgia.

BE IT THERFORE RESOLVED, that the Spalding County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2016-2020 to the Three Rivers Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_.

BY:

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

***Motion/Second by GFT/RR to approve a Resolution authorizing transmittal to Three Rivers Regional Commission the 2016 Capital Improvements Element (CIE) and Short Term Work Program (STWP) and incorporation of these changes into the County 2025 Comprehensive Plan. Motion carried unanimously by all.***

**D. Adjournment**

***Motion/Second by Flowers-Taylor/Ray to adjourn the meeting at 6:16 p.m. Motion carried unanimously by all.***

/s/ \_\_\_\_\_  
Rita C. Johnson, Chairperson

/s/ \_\_\_\_\_  
William P. Wilson, Jr., Clerk