

MINUTES

The Spalding County Board of Commissioners held a Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, September 22, 2016, beginning at 6:00 p.m. with Chairperson Rita Johnson presiding. Commissioners Bart Miller, 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.

Motion/Second by Ray/Miller to table the Other Business Executive Session (County Manager's evaluation) until the first meeting in October. Motion carried unanimously by all.

B. New Business:

1. **Application #FLA-16-02:** Spalding County Board of Commissioners requests a future land use map change from Village Node to Crossroads Commercial for the following: 3425 Jackson Road (1.53 acres), 3420 Jackson Road (1.1 acres), and 2010 North McDonough Road (2 acres) located in Land Lot 80 of the 2nd Land District.

Newton Galloway, Zoning Attorney, asked that both of the applications be read and discussed at the same time as the two applications are related, then voted on individually.

Motion/Second by Hawbaker/Miller to approve Application #FLA-16-02: Spalding County Board of Commissioners requests a future land use map change from Village Node to Crossroads Commercial for the following: 3425 Jackson Road (1.53 acres), 3420 Jackson Road (1.1 acres), and 2010 North McDonough Road (2 acres) located in Land Lot 80 of the 2nd Land District. Motion carried unanimously by all.

2. **Application #FLA-16-03:** Spalding County Board of Commissioners request a future land use map change from Village Node to Low Density Residential for the following: 2010 Jackson Road (16.88 acres), 1795 North McDonough Road (9.12 acres), 3335 Jackson Road (1.79 acres), Jackson Road (9.63 acres), Jackson Road (2.24 acres), Jackson Road (16.13 acres), Jackson Road (lake - 0.15 acre) located in Land Lot(s) 79, 80, 81 & 82 of the 2nd Land District.

Chad Jacobs, Community Development Director, advised that these changes had been discussed during the Board of Commissioners Work Session on September 19, 2016. Due to the Dollar General rezoning and land use map amendment that the remaining land use for that intersection needed to be reconsidered and possibly removed from the Village Node designation in its entirety.

Mr. Jacobs then stated, assuming this is approved, we will be looking at some other intersections that would be more conducive to the Village Note designation. He advised that this would be a continuing discussion as the

County progresses through the Comprehensive Plan update over the next twelve months.

Mr. Jacobs stated that the way the current Village Node will be broken down is the tracts designated in Application #FLA-16-02 will go from Village Node to Crossroad Commercial on the future land use map. The remaining parcels as identified in Application #FLA-16-03 will change from Village Node to Low Density Residential to match the designation surrounding the Village Node on the current future land use map.

Mr. Jacobs added that staff recommends approval of both applications in an effort to be proactive instead of addressing the issue one application at a time. He also stated that at their regularly scheduled meeting at the end of August, the Planning Commission recommend approval with a vote of 4-0.

Motion/Second by Hawbaker/Miller to approve Application #FLA-16-03: Spalding County Board of Commissioners request a future land use map change from Village Node to Low Density Residential for the following: 2010 Jackson Road (16.88 acres), 1795 North McDonough Road (9.12 acres), 3335 Jackson Road (1.79 acres), Jackson Road (9.63 acres), Jackson Road (2.24 acres), Jackson Road (16.13 acres), Jackson Road (lake - 0.15 acre) located in Land Lot(s) 79, 80, 81 & 82 of the 2nd Land District. Motion carried unanimously by all.

C. Other Business:

1. Chairman Johnson requests an Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary actions or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Tabled at the beginning of the meeting.

D. Adjournment

Motion/Second by Miller/Hawbaker to adjourn the meeting at 6:10 p.m. Motion carried unanimously by all.

/s/ _____
Rita C. Johnson, Chairperson

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