

**After
Agenda**

**Board of Commissioners of Spalding County
Zoning Public Hearing
Thursday, April 24, 2008
6:00 PM
Meeting Room, Courthouse Annex**

A public hearing was held by the Spalding County Board of Commissioners in Room 108 in the Courthouse Annex, Thursday, April 24, 2008 beginning at 6:00 o'clock p.m. with Commission Chairman Edward Goss, Jr. presiding and Commissioners Gwen Flowers-Taylor, Johnie McDaniel, Eddie Freeman and David Phillips present, as well as Zoning Attorney Newton M. Galloway. Also present were County Manager William P. Wilson, Assistant to the County Manager Paul Van Haute, Community Development Director Chuck Taylor, and Executive Secretary Teresa Watson.

A. Call to Order.

B. New Business:

- 1. Application #08-05S:** Lisa A. Maddox, Owner – LaSandra Owens, Agent – 128 Henry Burch Drive (1.49 acres located in Land Lot 189 of the 3rd Land District) – requesting a Special Exception to allow a Family Personal Care-Home in the R-4 District.

Motion and second by Commissioners Flowers-Taylor and Phillips to approve with requirements as stated below, as recommended by Staff and the board of Appeals, as well as the requirement of a dedicated restroom facility for clients, carried 5-0.

- a. Proof of compliance with all DHR and other state regulations prior to application of the business license.*
- b. No more than four (4) domiciled residents shall be allowed per Section 1003.B.5.b.ii.*

- 2. Application #08-06S:** Timothy E. Mortimer and Glenda Mortimer, Owners – 1342 Tomochichi Road (10.027 acres located in Land Lot 10 of the 2nd Land District) – requesting a Special Exception to allow a Family Personal Care-Home in the AR-1 District.

Motion and second by Commissioners Flowers-Taylor and Phillips to approve with requirements as stated below, as recommended by Staff and the board of Appeals, as well as the requirement of a dedicated restroom facility for clients, carried 5-0.

- c. Proof of compliance with all DHR and other state regulations prior to application of the business license.*
- d. No more than four (4) domiciled residents shall be allowed per Section 1003.B.5.b.ii.*

Direction to Zoning Attorney Newton Galloway from the Board were to add verbiage to the personal care homes ordinance amendment to require dedicated restrooms and to provide for periodic inspections of the facilities with regard to the number of clients served.

- 3. Application #08-01Z:** High Top Holdings, Inc., Owner – Holiday Investments, Inc., Agent – 1003 North Hill Street (0.80 acre located in Land Lot 159 of the 3rd Land District) – requesting a rezoning from C-2, Manufacturing, to C-1, Highway Commercial.

Commissioners Flowers-Taylor and Freeman moved and seconded that Applications #08-01Z and #08-01AZ be postponed until the next Zoning Public Hearing, May 22, 2008 for consideration, in response to applicant's request; motion carried 5-0.

4. **Application #08-01AZ:** High Top Holdings, Inc., Owner – Holiday Investment, Inc., Agent – 1007 North Hill Street (0.18 acre located in Land Lot 159 of the 3rd Land District) – requesting a rezoning from C-2, Manufacturing, to C-1, Highway Commercial.

See above motion.

5. **Amendment to UDO #A-08-05:** Appendix A. Subdivision Ordinance – Section 504:D(1) – amend fire hydrant installation for minor subdivisions.

Motion and second by Commissioners McDaniel and Flowers-Taylor to approve Amendment to UDO #A-08-05: Appendix A. Subdivision Ordinance – Section 504:D(1) – amend fire hydrant installation for minor subdivisions, carried by a vote of 5-0.

6. **Amendment to UDO #A-08-06:** Article 5. AR-1, Agricultural and Residential – Section 503:B(19) – amend to allow Hospice; Article 12. C-1, Highway Commercial – Section 1203:A and Article 19. O & I, Office and Institutional – Section 1903:A – amend to add Hospice as a principal use.

Motion and second by Commissioners Freeman and McDaniel to approve Amendment to UDO #A-08-06: Article 5. AR-1, Agricultural and Residential – Section 503:B(19) – amend to allow Hospice; Article 12. C-1, Highway Commercial – Section 1203:A and Article 19. O & I, Office and Institutional – Section 1903:A – amend to add Hospice as a principal use carried by a vote of 5-0.

C. Other Business:

- a. Authorize acceptance of bonds for Longview Estates and approve low bidders for landscaping and commercial playground improvements.

Motion and second by Commissioners Flowers-Taylor and McDaniel to accept the performance bonds (\$42,042 for landscaping and \$16,485 for playground for a total of \$58,527), and the low bids (\$40,040 for landscaping from Habersham Gardens and \$15,700 for playground improvements from Landscape Structures for a PlaySense® Design 34 for a total of \$55,740) for landscaping and commercial playground improvements for Longview Estates, as recommended by Staff, carried by a vote of 4-0-1 with Commissioner Freeman abstaining since he has done business with Habersham Landscaping in his greenhouse business, one of the bidding vendors.

D. Adjournment.

Adjourned at 6:44 p.m. on motion and second by Commissioners McDaniel and Freeman, 5-0 vote.