

**After  
Agenda**

**Board of Commissioners of Spalding County  
Zoning Public Hearing  
Thursday, May 22, 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, May 22, 2008 beginning at 6:00 o'clock p.m. with Commission Chairman Edward Goss, Jr. presiding and Commissioners Johnnie McDaniel and Eddie Freeman present. Absent for the entire meeting was Commissioner David Phillips and Commissioner Gwen Flower-Taylor was absent for all voting agenda items, arriving to the meeting only for the final presentation of the North Hill Redevelopment Plan. Also present were Zoning Attorney Newton M. Galloway, 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 #08-07S:** Reginal Lindsey, Owner – 1776 West Ellis Road (4 acres located in Land Lot(s) 1 and 2 of the 3<sup>rd</sup> Land District) – requesting a Special Exception to allow a certified medical hardship in the AR-1 District.

*Motion to table until the June Zoning Public Hearing, per the applicant's request, by Commissioners McDaniel and Freeman carried by a vote of 3-0.*

2. **Application #08-01Z: Lift from the table** – High Top Holdings, Inc., Owner – Holiday Investments, Inc., Agent – 1003 North Hill Street (0.80 acre located in Land Lot 159 of the 3<sup>rd</sup> Land District) – requesting a rezoning from C-2, Manufacturing, to C-1, Highway Commercial.
3. **Application #08-01AZ: Lift from the table** – High Top Holdings, Inc., Owner – Holiday Investment, Inc., Agent – 1007 North Hill Street (0.18 acre located in Land Lot 159 of the 3<sup>rd</sup> Land District) – requesting a rezoning from C-2, Manufacturing, to C-1, Highway Commercial.

*Motion to lift Items 2 and 3, Applications #08-01Z and #08-01ZA, from the table and discuss collectively by Commissioners McDaniel and Freeman carried by a vote of 3-0.*

*Motion by Commissioner McDaniel to approve Application #08-01Z with conditions as recommended by Staff and Planning Commission as follows, with the exception of changing Item b, to read "removal of billboard prior to development", seconded by Commissioner Freeman, carried by a vote of 2-1 with Chairman Goss opposed.*

- a. *All site lighting shall be directed so as not to glare on adjacent properties.*
- b. *Removal of billboard prior to development.*
- c. *Streetscaping and sidewalks in accordance with corridor study currently underway.*
- d. *Deceleration lane on North Hill Street*
- e. *Curbed and guttered.*
- f. *15' impervious setback along North Hill Street.*

- g. A future land use map amendment shall be applied for to change the future land use from Medium Density Residential to Commercial.*

*Motion to approve Application #08-01AZ by Commissioner McDaniel, seconded by Commissioner Freeman with the same conditions as noted above for Application #08-01Z, seconded by Commissioner Freeman, carried by a vote of 2-1 with Goss opposed.*

- 4. Application #08-03Z:** Jack L. Shaw and Ida F. Shaw, Owner – 240 Airport Road (0.66 acres located in Land Lot 117 of the 2<sup>nd</sup> Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to C-1, Highway Commercial.

*Commissioners McDaniel and Freeman moved and seconded to approve Application #08-03Z with conditions as noted by Staff and Planning Commission, and motion carried 3-0.*

- a. A side yard setback variance shall be applied for and approved on west side of the home.*
- b. No additional curb cuts shall be allowed for the subject property.*
- c. That the use be limited to a beauty shop.*

Commissioner Flowers-Taylor arrived.

**C. Other Business:**

- 1.** Presentation by Tunnell Spangler Walsh & Associates regarding North Hill Street Redevelopment Plan.

Mr. Chuck Taylor introduced Mr. Caleb Racicot, Project Manager with TSW, who provided an informative and well-thought out summarization of the detailed presentation that was held this past Saturday during the public meeting at the Welcome Center on the North Hill Street Redevelopment Plan. Mr. Racicot and his colleagues answered questions and noted specifics about the plan for commissioners.

**D. Adjournment.**

*Meeting was adjourned at 7:27 p.m. on motion and second by Commissioners McDaniel and Freeman, by a vote of 4-0.*