

**After  
Agenda**

**Board of Commissioners of Spalding County  
Zoning Public Hearing  
Thursday, November 16, 2009  
5:00 PM  
Meeting Room, Courthouse Annex**

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Monday, November 16, 2009, beginning at 5:05 o'clock p.m. with Commission Vice Chairman Gwen Flowers-Taylor presiding and Commissioners Eddie L. Freeman, Bob Gilreath and David Phillips present. Absent was Commissioner Edward Goss, Jr. Also present were County Manager William P. Wilson, Jr., Assistant to the County Manager Paul Van Haute, and Teresa Watson to record minutes.

**A. Call to Order.**

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. Time allotted to speakers will be five minutes each, unless otherwise noted at Board's discretion. No speakers will be allowed to readdress the Board without express consent from the Board. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times.

**B. New Business:**

1. Application #09-04Z: Merrydale Estates, Inc., Owner – Brightmoor Hospice, Inc., Agent – 3295 Newnan Road (4 acres, more or less, located in Land Lot 15 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1, Agricultural and Residential.

*Motion to approve Application #09-04Z by Commissioner Freeman, second by Commissioner Phillips, carried by a vote of 4-0.*

2. Application #09-13S: Merrydale Estates, Inc., Owner – Brightmoor Hospice, Inc., Agent – 3295 Newnan Road (6 acres, more or less, located in Land Lot 15 of the 2nd Land District) – requesting a Special Exception to allow Nursing Homes/Hospice in the AR-1 District.

*Motion/second to approve Application #09-13S Special Exception, by Commissioners Freeman and Gilreath, carried 4-0 with the following conditions:*

- a. *The proposed portable storage buildings shall be screened from public view.*
- b. *Proposed connecting driveway on the west side of the property shall be moved north to increase vehicle storage capacity and limit conflicting turn movement at the site exit.*
- c. *A deceleration lane shall be added at the driveway entrance to the site, subject to approval by the Georgia Department of Transportation.*
- d. *Applicant will work with staff, prior to the Commissioner's meeting to resolve the issue with the connecting driveway on the west side of the property shall be moved north to increase vehicle storage capacity and limit conflicting turn movement at the site exist.*

3. Application #09-17S: Christ Our Savior Evangelical Lutheran Church, Owner – 3235 Teamon Road (4.117 acres located in Land Lot 113 of the 2nd Land District) – requesting a Special Exception to allow a Church in the R-2 District.

*Motion to table Application #09-17S for Special Exception until the matter can be processed through the Board of Appeals (who did not have a quorum at the last meeting) by Commissioner Phillips, second by Commissioner Freeman, carried 4-0.*

4. Application #09-05Z: Bobby W. Hamil and Daniel T. Hamil, Owners – 2164 Jackson Road (2.059 acres located in Land Lot 226 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

***Motion to deny Application #09-05Z by Commissioner Phillips, second by Commissioner Gilreath, carried 3-1 with Commissioner Freeman opposing.***

5. Application #09-06Z: Jo Ann Richardson, Owner – Elizabeth Scarboro, Agent – 103 Westwood Drive (2.55 acres located in Land Lot 14 of the 4th Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

***Motion/second to approve Application #09-06Z with conditions noted below, by Commissioners Freeman and Phillips, carried 3-1 with Commissioner Flowers-Taylor opposing.***

- a. *If the rezoning is approved, a variance is needed for lot width prior to platting new lot.*
- b. *Both dwellings must meet the minimum setback requirements.*
- c. *If the rezoning is approved, a variance is needed for the proposed expansion of any mobile home prior to application for a building permit.*
- d. *Stairs/porches if used are to be finished and must be consistent with design of homes.*
- e. *No exposed concrete foundations.*

6. Application #09-07Z: Skipstone Corporation, Owner – 600 Baptist Camp Road (63.7 acres, more or less, located in Land Lot 153 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1, Agricultural and Residential.

***Motion by Commissioner Freeman to approve Application #09-07Z: Skipstone Corporation, Owner – 600 Baptist Camp Road (63.7 acres, more or less, located in Land Lot 153 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1, Agricultural and Residential with conditions:***

- a. *The existing residence on the site must be vacated or a separate parcel, meeting AR-1 zoning, must be created around the home.*
- b. *A deceleration lane shall be added at the entrance on Baptist Camp Road.*
- c. *All improvements proposed to the site will need to meet Unified Development Ordinance (UDO) requirements, including the requirements and processes of Appendix J of the UDO.*
- d. *Where the current vegetation in the buffer is insufficient. Additional buffer*

***Motion was seconded by Commissioner Phillips and carried 4-0.***

7. Application #09-16S: Skipstone Corporation, Owner – 600 Baptist Camp Road (63.7 acres located in Land Lot 153 of the 3rd Land District) – requesting a Special Exception to allow a School – elementary, middle, high – public or private in the AR-1 District.

***Motion/second to table Application #09-16S for Special Exception until the matter can be processed through Board of Appeals by Commissioners Freeman and Phillips, carried 4-0.***

8. Amendment to UDO #A-09-09: Article 17A. VN Village Node – amend Article 17A of the Unified Development Ordinance (UDO).

***Motion to table by Commissioner Phillips, second by Commissioner Gilreath, carried 4-0.***

**C. Other Business:**

**D. Adjournment.**

***Motion to adjourn at 6:22 p.m. by Commissioner Freeman, second by Commissioner Gilreath, carried by a vote of 4-0.***