

After Agenda

Board of Commissioners of Spalding County Zoning Public Hearing Thursday, April 26, 2012 6:00 PM Room 108, Courthouse Annex

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Thursday, April 26, 2012, beginning at 6:00 p.m. with Chairman Gwen Flowers-Taylor presiding. Commissioners Bob Gilreath and Eddie Freeman were present. Also present were County Manager William P. Wilson Jr., Community Development Director Chad Jacobs and Ex-Officio, County Clerk Ricky L. Clark Jr. Commissioners Raymond Ray, Samuel Gardner & Zoning Attorney Newton Galloway were not present.

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 Freeman/Gilreath to amend the agenda to add the following item: Consider approval of extension of Dispatch Communications Service agreement with Tenet Health System Spalding, Inc. and Spalding County to expire June 30, 2012. Motion carried by all.

B. New Business:

1. **Application #12-01Z:** Sons Hyundai Real Estate, LLC, Owner – Jeffrey Royal, Agent – 2425 North Expressway (8.43 acres located in Land Lot 102 of the 3rd Land District) - requesting a rezoning from C-1, Highway Commercial and AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

Motion/Second by Freeman/Gilreath to approve Application #12-01Z: Sons Hyundai Real Estate, LLC, Owner- Jeffrey Royal, Agent- 2425 North Expressway (8.43 acres located in Land Lot 102 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial and AR-1, Agricultural and Residential, to C-1B, Heavy Commercial with the following conditions as recommended by staff:

1. *Site lighting shall be designed so as not to glare onto neighboring residential properties or rights-of-way.*
2. *All outdoor storage shall be neat and orderly at all times.*

Motion carried by a vote of 3-0.

2. **Application #12-02Z:** Heritage Bank, Owner – Lifesong Church, Agent – 8 acres off Carver Road located in Land Lot 88 of the 2nd Land District – requesting a rezoning from PDD, Planned Development District, to R-1, Single Family Residential Low Density.

Motion/Second by Gilreath/Freeman to approve Application #12-02Z: Heritage Bank, Owner- Lifesong Church, Agent – 8 acres off Carver Road located in Land Lot 88 of the 2nd Land District- requesting a rezoning from PDD, Planned Development District, to R-1, Single Family Residential Low Density with the following conditions:

1. *A special exception shall be applied for and approved.*

Motion carried by a vote of 3-0.

3. **Application #12-02ZA:** Heritage Bank, Owner – 62.37 acres off Moreland Road and Carver Road located in Land Lot 88 of the 2nd Land District – revision to master plan for Stonebriar Subdivision Phase III.

Motion/Second by Freeman/Gilreath to approve Application #12-02ZA: Heritage Bank, Owner – 62.37 acres off Moreland Road and Carver Road located in Land Lot 88 of the 2nd Land District – revision to master plan for Stonebriar Subdivision Phase III with the following conditions as recommended by staff:

- 1. The master plan for Stonebriar subdivision shall be redesigned and approve by both the Planning Commission & Board of Commissioners.*
- 2. A preliminary plat shall be submitted reflecting the current master plan.*

Motion carried by a vote of 3-0.

4. **Application #12-02S:** Heritage Bank, Owner – Lifesong Church, Agent – 8 acres off Carver Road located in Land Lot 88 the 2nd Land District – requesting a Special Exception to allow a Church, synagogue, chapel, or other place of religious worship or educational instruction meeting development standards in the R-1 District.

Motion/Second by Freeman/Gilreath to approve Application #12-02S: Heritage Bank, Owner – Lifesong Church, Agent- 8 acres off Carver Road located in Land Lot 88 the 2nd Land District – requesting a Special Exception to allow a Church, synagogue, chapel, or other place of religious worship or educational instruction meeting development standards in the R-1 District with the following conditions:

- 1. Site lighting shall be designed so that it will not glare into adjacent residential areas of public rights-of-way.*
- 2. An acceleration/deceleration lane shall be provided at the church entrance.*
- 3. Any addition or expansion of the use shall be required an additional special exception.*

Motion carried by a vote of 3-0.

5. **Amendment to UDO #A-12-01: Lift from the table** – Article 2. Definitions of Terms Used – Section 203:Z' – amend to add Mother-in-law Suite and Article 5. AR-1 Agricultural & Residential - Section 503:C(17), Article 6. AR-2 Rural Reserve - Section 603:C(15), Article 7. R-1 Single Family Residential Low Density - Section 703:C(16), Article 8. R-2 Single Family Residential - Section 803:C(17), Article 10. R-4 Single Family Residential - Section 1003:C(16), Article 11. R-5 Single Family Residential - Section 1103:C(16) - amend to allow mother-in-law suites as accessory use.

Motion/Second by Freeman/Gilreath to lift from the table Amendment to UDO#A-12-01. Motion carried by a vote of 4-0.

Motion/Second by Freeman/Gilreath to approve Amendment to UDO#A-12-01: Article 2. Definitions of Terms Used – Section 203:Z' – amend to add Mother-in-law Suite and Article 5. AR-1 Agricultural & Residential - Section 503:C(17), Article 6. AR-2 Rural Reserve - Section 603:C(15), Article 7. R 1 Single Family Residential Low Density - Section 703:C(16), Article 8. R-2 Single Family Residential - Section 803:C(17), Article 10. R-4 Single Family Residential - Section 1003:C(16), Article 11. R-5 Single Family Residential - Section 1103:C(16) - amend to allow mother-in-law suites as accessory use.

Motion carried by a vote of 3-0.

6. Consider approval of extension of Dispatch Communications Service Agreement with Tenet Health System Spalding, Inc. and Spalding County to expire June 30, 2012.

Motion/Second by Freeman/Gilreath to approve extension of Dispatch Communications Service Agreement with Tenet Health System Spalding, Inc. and Spalding County to expire June 30, 2012. Motion carried by a vote of 3-0.

C. **Other Business: NONE**

D. **Adjournment.** *Motion/Second by Freeman/Gilreath to adjourn at 6:30 p.m. Motion carried by all.*