

# After Agenda

## Board of Commissioners of Spalding County Zoning Public Hearing Monday, December 3, 2012 5:00 PM Room 108, Courthouse Annex

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Monday, December 3, 2012, beginning at 5:00 p.m. with Vice- Chairman Samuel Gardner presiding. Commissioners Raymond Ray, Eddie Freeman and Bob Gilreath were present. Also present were Community Development Director Chad Jacobs, County Manager William P. Wilson, Jr., Zoning Attorney Newton Galloway and Ex-Officio, County Clerk Ricky L. Clark Jr. 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.

### B. New Business:

1. **Application #12-04Z:** Sons Hyundai Real Estate, LLC, Owner – Jeff Royal, Agent – 3.15 acres off Manley Drive located in Land Lot 102 of the 3<sup>rd</sup> Land District – requesting a rezoning from AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

**Jeff Corwell- 3475 Oak Valley Road, Atlanta, Georgia-** Mr. Corwell stated that he is ok with the conditions as recommend by staff.

*Motion/Second by Ray/Gilreath to conditionally approve Application #12-04Z: Sons Hyundai Real Estate, LLC, Owner- Jeff Royal, Agent-3.15 acres off Manley Drive located in Land Lot 102 of the 3<sup>rd</sup> Land District- requesting a rezoning from AR-1, Agricultural and Residential, to C-1B, Heavy Commercial with the following conditions:*

- *The site shall only be used as parking for the adjacent car dealership.*
- *Site access shall not be permitted from Manley Drive.*
- *All site lighting shall be designed so as not to glare onto neighboring residential properties or rights-of-way*
- *All outdoor storage shall be neat and orderly at all times.*

*Motion carried unanimously by all.*

**Chairman Flowers-Taylor joined the meeting at this time (5:13 p.m.) Vice-Chairman Gardner continued to preside.**

2. **Application #FLA-12-03:** Spalding County Board of Commissioners requests a future land use map change from Low-Density Residential, Commercial, Open Space Network, Medium Density Residential, Agriculture, and Industrial to Institutional/Public for the following: Various properties between Jackson Road, High Falls Road and Musgrove Road (796.45 acres, more or less, located in Land Lot(s) 192, 193, 208, 209, 210, 224, 239, 240, 241 and 242 of the 2<sup>nd</sup> and 3<sup>rd</sup> Land Districts).

### Speaking Against FLUM Amendment

1. Roger Bass- 307 Musgrove Road, Griffin, Georgia

2. John Melin- 1913 Jackson Road, Griffin, Georgia
3. Ed Johnson- 600 Hamil Road, Griffin, Georgia
4. Bart Miller, Jr.- 3259 Williamson Road, Griffin, Georgia
5. Sonny Eubanks- 3441 Newnan Road, Griffin, Georgia
6. Arthur Thompson- 503 Musgrove Road, Griffin, Georgia
7. Jim Richardson- 130 Oxford Road, Griffin, Georgia

**Speaking in Favor of FLUM Amendment**

1. Dick Morrow- 263 Westchester Drive, Griffin, Georgia
2. Carl Pruett- 120 Four Oaks Drive, Griffin, Georgia

*Motion/Second by Ray/Freeman to approve Application #FLA-12-03: Spalding County Board of Commissioners requests a future land use map change from Low-Density Residential, Commercial, Open Space Network, Medium Density Residential, Agriculture, and Industrial to Institutional/Public for the following: Various properties between Jackson Road, High Falls Road and Musgrove Road (796.45 acres, more or less, located in Land Lot(s) 192, 193, 208, 209, 210, 224, 239, 240, 241 and 242 of the 2<sup>nd</sup> and 3<sup>rd</sup> Land Districts). Motion carried by a vote of 3-2 with Commissioners Gilreath & Gardner opposing.*

3. **Amendment to UDO #A-12-05:** Article 4. General Procedures – Section 408:O – amend period of time permit for demolition and removal of a building is valid for.

*Motion/Second by Freeman/Flowers-Taylor to approve Amendment to UDO #A-12-05: Article 4. General Procedures- Section 408:O- amend period of time permit for demolition and removal of a building is valid for. Motion carried unanimously by all.*

C. **Other Business: NONE**

D. **Adjournment.**

*Motion/Second by Freeman/Ray to adjourn at 5:57 p.m. Motion carried unanimously by all.*