

After Agenda

Board of Commissioners of Spalding County Zoning Public Hearing Thursday, July 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, July 26, 2012, beginning at 6:00 p.m. with Chairman Gwen Flowers-Taylor presiding. Commissioners Raymond Ray, Bob Gilreath, Samuel Gardner and Eddie Freeman were present. Also present were County Manager William P. Wilson Jr., Community Development Director Chad Jacobs, Zoning Attorney Newton Galloway and Ex-Officio, County Clerk Ricky L. Clark Jr.

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 #11-09S:** Wat Phramahajanaka, Inc., Owner – Michael Goode, ESQ, Agent – 498 Steele Road (17.563 acres located in Land Lot 39 of the 3rd Land District) – requesting a Special Exception to expand an existing Church, synagogue, chapel, or other place of religious worship in the AR-1 District.

Motion/Second by Gardner/Ray to approve Application #11-09S: Wat Phramahajanaka, Inc., Owner- Michael Goode, ESQ, Agent - 498 Steele Road (17.563 acres located in Land Lot 39 of the 3rd Land District) – requesting a Special Exception to expand an existing Church, synagogue, chapel, or other place of religious worship in the AR-1 District with the following conditions as recommended by the Board of Zoning Appeals & Staff:

1. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*
2. *The 25-foot planted buffer shall be extended along the northern property line to the street right of way. Said buffer shall be kept natural and undisturbed except for additional planting to cover gaps in existing vegetation.*
3. *A deceleration lane shall be added to the entrance of the site prior to any future site development plan or building permit approval, separate of the construction of the 40' x 40' pavilion that has been moved out of the setback.*
4. *A proper development plan and hydrology study shall be performed for the development prior to any future site development or building permit approval.*
5. *Any addition or expansion of the use in excess of the submitted plan dated June 5, 2012 shall require an additional special exception.*
6. *All structures located within the 25' undisturbed buffer along the steam bank shall be removed immediately.*
7. *The acceleration/deceleration lane shall not be imposed until the proposed 5,000 square foot building is permitted.*

8. *An evaluation shall be performed by the Environmental Resource Coordinator and Georgia Environmental Protection Division regarding any potential runoff/erosion/sedimentation from this facility to adjacent properties.*

Motion carried by a vote of 3-2 with Commissioners Ray & Freeman opposing. Motion carried by all.

Commissioner Freeman left the meeting at this point. (6:35 p.m.)

Commissioner Gilreath left the meeting at this point. (6:35 p.m.)

Motion/Second by Ray/Gardner to amend agenda by adding discussion regarding junk vehicles and unmaintained yards. Motion carried by a 3-0 vote.

Board directed Community Development Director Chad Jacobs to research language to strengthen enforcement of junk vehicles and unmaintained yards.

C. Other Business:

D. Adjournment.

Motion/Second by Gardner/Ray to adjourn at 6:50 p.m. Motion carried by a 3-0 vote.