

After Agenda

Board of Commissioners of Spalding County
Zoning Public Hearing
Monday, December 16, 2013
6:00 PM
119 E. Solomon Street, Meeting Room 108

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Monday, December 16, 2013, beginning at 6:00 p.m. with Chairman Gwen Flowers-Taylor presiding. Vice-Chairman Samuel Gardner, Commissioners Raymond Ray, Rita Johnson and Bart Miller were present. Also present were Community Development Director Chad Jacobs, Zoning Attorney Newton Galloway, County Manager William P. Wilson, Jr., and Executive Secretary Kathy Gibson 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 #13-128:** New Salem Baptist Church, Inc., Owner- 4651 Fayetteville Highway (34.82 acres located in Land Lot 110 of the 4th Land District) - requesting a Special Exception to allow a Church, synagogue, chapel, or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting development standards in the AR-1 District.

Motion/Second by Gardner/Ray to approve Application #13-128 for the Special Exception to allow a Church, synagogue, chapel or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting development standards in the AR-1 District with the following conditions:

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

4. **Temporary buildings that were approved for use at 776 Vaughn School Road shall be removed at the time a certificate of occupancy is issued for the subject property.**

Motion carried unanimously by all.

2. **Application #13-04Z:** R & B Portable Solutions, LLC -1260 Enterprise Way (1.376 acres) and 1278 Enterprise Way (2.272 acres) located in Land Lot 117 of the 2nd Land District- requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Motion/Second by Ray/Johnson to approve to approve the request for rezoning of 1260 Enterprise Way (1.376 acres) and 1278 Enterprise Way (2.272 acres) located in Land Lot 117 of the 2nd Land District from c-1, Highway Commercial, to C-1B, heavy Commercial with the following conditions:

- a. ***All outdoor storage shall be neat and orderly at all times. Buildings shall be stored in orderly rows with access drive between rows.***
- b. ***The existing office trailers shall be moved to meet front yard setbacks or a variance applied for and approved.***
- c. ***All portable storage buildings shall comply with all setback lines.***
- d. ***Any expansion of the existing mini-warehouse use shall be compliant with current Spalding Count development code standards.***
- e. ***Proposed trees shall be installed pursuant to site plan.***
- f. ***Shrubbery will be installed at a rate of three (3), three (3) gallon shrubs between each proposed tree for a total of 30 shrubs. See redline on site proposed plan.***
- g. ***All landscaping shall be installed within 45 days of zoning approval.***

Motion carried unanimously by all.

3. **Amendment to UDO #A-13-07:** Article 7. R-1 Single Family Residential Low Density- Section 703:A(3), Article 7A. R-1A Single Family Residential District- Section 703A:A(3), Article 8. R-2 Single Family Residential District - Section 803:A(6), Article 8A. R-2A Single-Family and Two- Family Residential District- Section 803A:A(6), Article 10. R-4 Single Family Residential District- Section 1003:A(3), Article 11. R-5 Single Family Residential District- Section 1103:A(5), Article 11A. R-6 Planned Residential Community District- Section 1103A:A(3)- delete Family Personal Care Home as principal use.

Motion/Second by Ray/Gardner to approve Amendment to UDO #A-13-07:: Article 7. R-1 Single Family Residential Low Density- Section 703:A(3), Article 7A. R-1A Single Family Residential District- Section 703A:A(3), Article 8. R-2 Single Family Residential District - Section 803:A(6), Article 8A. R-2A Single-Family and Two- Family Residential District- Section 803A:A(6), Article 10. R-4 Single Family Residential District- Section 1003:A(3), Article 11. R-5 Single Family Residential District- Section 1103:A(5), Article 11A. R-6 Planned Residential

Community District- Section 1103A:A(3)- delete Family Personal Care Home as principal use.

Motion carried unanimously by all.

C. Other Business: None

D. Adjournment.

Motion/Second by Gardner/Miller to adjourn at 6:02 pm. Motion carried unanimously by all.