

After Agenda

**Board of Commissioners of Spalding
County Zoning Public Hearing
June 25, 2015
6:00 P.M.
Room 108, Courthouse Annex**

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, June 25, 2015, beginning at 6:02 p.m. with Chairman Rita Johnson presiding. Commissioners Bart Miller, Raymond Ray, Gwen Flowers-Taylor and Donald F. Hawbaker were present. Also present were County Manager, William Wilson, Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs, County Zoning Attorney, Newton Galloway and Kathy Gibson, Executive Secretary to record the minutes.

A. Call to Order led by Chairperson Rita Johnson.

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 #15-05S: Emily L. McKinnon, Owner - 1032 Malier Road (Kings Ridge Road - 2 acres located in Land Lot 44 of the 3rd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Chad Jacobs, Community Development Director, stated that the applicant is not in attendance this evening, nor did they show at the Board of Appeals meeting earlier this month. He stated this is a request for a manufactured home to be placed on the property located at 1032 Malier Road. He advised that this is a lot of record in that it was subdivided and recorded before the ordinance was passed in January of 1994 so there is a vested buildable right attached to the property. Any new manufactured home to be placed on a lot that has never had a home on it before has to come before the Board as a Special Exception request.

The process for the requests involves taking a look at the development trend within a ½ acre radius of the proposed property to determine if there is a development trend for the area. With regard to the property before the Board, there are a total of 128 parcels within that ½ mile radius. Within those 128 parcels there are 16 manufactured homes

(12.5%), 80 single family conventional constructed homes (61%) and 32 undeveloped parcels (25%). The heated square footages range from 800 square foot to a little over 4,800 square foot.

Mr. Jacobs stated that based on the Ordinance staff recommends denial of the request as there is a clear development trend for the area of conventionally constructed homes. At their regularly scheduled earlier this month the Board of Appeals also recommended denial of the request.

Rick Levin, 1034 B Malier Road, Griffin. Kings Ridge is a private road, it is not maintained by the county it is maintained by the residents. Mr. Howard and Mr. Price are the residents on the street that maintain the road. Mr. Levin expressed his concern that in the short term is the potential damage to the road from heavy equipment needed to clear the lot and moving the mobile home on that road. He also stated that long term they are concerned with property values in the area in that manufactured homes depreciate in value where conventional homes appreciate in value.

Motion/Second by Ray/Flowers-Taylor to deny application #A-15-05S: Emily L. McKinnon, owner, 1032 Malier Road (Kings Ridge Road), 2 acre tracts located in Land Lot 44 of the 3^d District) requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Commissioner Flowers-Taylor wanted to go on the record that she is not supporting this application because it does not meet the trend for the area as set forth in the Spalding County Zoning Ordinance. Chairperson Johnson agreed with Commissioner Flowers-Taylor.

Motion carried unanimously by all.

2. Amendment to UDO #A-15-04: Article 23. Official Zoning Map - Section 2302:E - semi-annually adoption of official zoning map in revised Geographic information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Jacobs stated that periodically we have to update our zoning map, this previously was done on a quarterly basis, but it hasn't been done recently due to the downturn in the economy. He advised that staff has updated the official zoning map with everything that is current and have gone through an extensive process to clean up the zoning map. This will be the first reading for the updated official zoning map.

Motion/Second by Flowers-Taylor/Ray to amend on first reading UDO #A15-04: Article 23 Official Zoning Map – Section 2302:E, semiannually adoption of official zoning map in

a revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County. Motion carried unanimously by all.

C. Other Business:

Commissioner Flowers-Taylor asked the Board to consider putting a Tax Allocation District (TAD) item back on the ballot for this fall for the North Hill Street Corridor. She advised that it was on the ballot approximately four years ago and it passed in the City, but it did not receive support from the County. She stated that the residents of the area now feel that they have enough support for this to pass in the County as well.

D. Adjournment

Motion/Second by Flowers-Taylor/Ray to adjourn the meeting at 6:22 p.m. Motion carried unanimously by all.