

**After
Agenda**

**Board of Commissioners of Spalding County
Zoning Public Hearing
Monday, April 21, 2014
5:00 PM
Meeting Room 108, Courthouse Annex**

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 of the Courthouse Annex, Monday, April 21, 2014, beginning at 5:00 p.m. with Chairman Samuel C. Gardner presiding. Commissioners Raymond Ray, Rita Johnson, Gwen Flowers-Taylor and Bart Miller were present. Also present were County Manager, William P. Wilson, Jr., Zoning Attorney Newton Galloway, Director of Community Development, Chad Jacobs, and Kathy Gibson, Executive Secretary to record the minutes.

I. OPENING (CALL TO ORDER) – Chairman Samuel C. Gardner

CITIZEN COMMENT

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.

II. NEW BUSINESS:

1. Application #FLA-14-01: Ministerio Internacional El Rey Jesus Atlanta, Inc. has requested a future land use map change from Low Density Residential and Open Space Network to Agriculture for the following: 285 Moose Lodge Road (42.348 acres located in Land Lot 107 of the 2nd Land District).

Chad Jacobs, Director of Community Development, requested that New Business Items #1 and #2 be considered by the Board at the same time and then be voted on as separate items. Mr. Jacobs advised that Reverend Villa does not speak English and will need an interpreter.

Attorney Galloway stated that in prior meetings there has been an interpreter provided for Reverend Villa or Reverend Villa was accompanied by his daughter who acted as the interpreter. Tonight Mr. Luis Lara who does speak Spanish will work with Reverend Villa as his interpreter.

Mr. Jacobs then presented the future land use map with the subject property highlighted. Mr. Jacobs stated that predominantly this area is planned for low density residential; however, there are commercial uses that run along MLK

Parkway. Mr. Jacobs also advised that over the past 10-15 years this area has developed in the way the area was planned pursuant to the 2004 Comprehensive Plan and Land Use Map. As a result of the development trends in this area the County has followed the planned service delivery strategy for services such as fire protection, law enforcement protection and two new schools have been built in the area.

Mr. Jacobs stated that there has been significant thought and actions taken in the way this area is land use designated and planned. Base on the fact that approval of this request would present a significant shift in policy for this area from a land use planning standpoint and would create a negative planning precedent we are recommending that the request be denied. The Planning Commission also denied the request by a vote of 5-0.

Mr. Jacobs stated that when the Planning Commission recommended denial on the land use portion of the request it rendered the zoning portion moot so no recommendation has been provided for the zoning.

The following spoke in favor of the matter:

Luis Lara, 602 Old Mill Lane, Norcross, GA 30053
Reverend Mario Villa, 2645 Wyndham Place Drive, Lawrenceville, GA 30044
Jose Solis, 1035 Rock Creek Lane, Norcross, GA
Jorge Ruiz, 5315 Sugarloaf Parkway, Lawrenceville, GA

The following spoke against the matter:

James Chalkey, 400 Moose Lodge Road, Griffin, GA
Presented the Board with a Petition containing 61 signatures of residents of this area requesting that the change in the land use map and the rezoning petition be denied.
Johnie McDaniel, 1603 Bellville Drive, Griffin, GA
Lee James, 1590 Carver Road, Griffin, GA

Motion/Second by Ray/Miller to deny Application 3FLA-14-01 by Ministerio Internacional El Rey Jesus Atlanta, Inc. for the change in the land use map from Low Density Residential and open Space Network to Agriculture for 285 Moose Lodge Road (43.348 acres located in Land Lot 107 of the 2nd Land District). Motion carried 4-1 (Flowers-Taylor).

2. Application #14-01Z: Ministerio Internacional El Rey Jesus Atlanta, Inc., Owner - 285 Moose Lodge Road (42.348 acres located in Land Lot 107 of the 2nd Land District) requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1, Agricultural and Residential.

Attorney Newton Galloway advised that the denial of the Land Use Map change renders the rezoning moot, so no vote is required.

3. Amendment to UDO #A-14-01: Article 1. General - Section 106:A - amend Uniform Development Standards adopted by Spalding County.

Mr. Jacobs advised that this is all of the ICC's International Building codes, that have been updated and this request simply incorporates the updates into the County's UDO. We are recommending approval and the Planning Commission has recommended approval by a vote of 5-0.

Motion/Second by Ray/Johnson to amend UDO #A-14-01: Article 1. General – Section 106:A of the Uniform Developmental Standards be approved. Motion carried unanimously.

4. Amendment to UDO #A-14-02: Article 23. Official Zoning Map - Section 2302:E - quarterly adoption of official zoning map in revised Geographic Information System (GIS) platform as applicable to unincorporated Spalding County.

Mr. Jacobs advised that this is the quarterly adoption of the map for GIS zoning. The map reflects all of the current rezoning's and we are requesting approval of the map. The Planning Commission has recommended approval by a vote of 5-0.

Motion/Second by Miller/Ray to approve the amendment to UDO #A-14-02: Article 2302:E, quarterly adoption of the official zoning map in revised Geographic Information System (GIS) platform as applicable to unincorporated Spalding County. Motion carried unanimously.

5. Amendment to UDO #A-14-03: Appendix C. Ordinance Establishing Board of Appeals – Section VII' - amend continuances before the Board of Appeals and paragraph numbering.

Mr. Jacobs advised that there was a wording discrepancy where the fourth sentence in the Ordinance should have been the third sentence and this will correct the error.

Motion/Second by Ray/Miller to approve the amendment to UDO #A-14-03: Appendix C. Ordinance Establishing Board of Appeals – Section VII – amend continuances before the Board of Appeals and paragraph numbering. Motion carried unanimously.

III. ADJOURNMENT

Motion/Second by Ray/Flowers-Taylor to adjourn. Motion carried unanimous. Meeting adjourned at 6:12 p.m.