

ZONING PUBLIC HEARING

A public hearing was held by the Spalding County Board of Commissioners in Room 108 in the Courthouse Annex, Thursday, February 22, 2007 beginning at 6:00 o'clock p.m. with Commission Chairman Eddie Freeman presiding and Commissioners Gwen Flowers-Taylor, Edward Goss, Jr., Johnie McDaniel and David Phillips (arriving late) present. Also present were County Manager William Wilson, Zoning Attorney Newton Galloway, Community Development Director Chuck Taylor, Senior Planner Chad Jacobs, and Executive Secretary Teresa Watson.

A. Call to Order.

B. New Business:

1. **Application #06-31S: Lift from the table** – Wat Phramahajanaka, Inc., Owner – Phanilak Soukkhanowong, Agent – 488 Steele Road (5 acres located in Land Lot 39 of the 3rd Land District) – requesting a Special Exception to allow a church, synagogue, chapel or other place of worship in the AR-1 District.

Motion to Lift from the Table by Commissioner Johnie McDaniel, seconded by Commissioner Flowers-Taylor, carried by a unanimous vote of 4-0.

Applicant is requesting a Special Exception for a religious place of worship within an AR-1 zone. The Board of Commissioners tabled this item at the January Zoning Public Hearing. Staff recommends conditional approval of this application with the following stipulations:

- a. Any expansion of the structure, any additional structures or the expansion of the use will require another special exception to be approved by the County.
- b. Site lighting shall be designed so as not to glare into adjacent properties.
- c. Provision of adequate restroom facilities.

The Board of Appeals recommends conditional approval of the request with the same conditions as proposed as Staff.

Mr. Taylor stated the buffer required around the entire perimeter of the property, including the dog-leg area to the south, could be accomplished with a fence or plantings with an average height of 6 feet. The southwestern portion of the property will, in essence, be entirely buffer area and not used by the temple. An easement from an adjacent property owner will allow access to the temple area in the northern portion of the property. Mr. Taylor said this practice is not uncommon in residential applications, and this application does not appear to be out of the ordinary in this respect. The driveway is not on Steele Road primarily because of the configuration of the lot and its proximity to wet areas as identified in the 100-year flood plain. Much discussion followed.

Motion to approve Application #06-31S with conditions recommended by Staff and Board of Appeals as follows, was made by Commissioner Flowers-Taylor, seconded by Commissioner Phillips.

- a. *Any expansion of the structure, any additional structures or the expansion of the use will require another special exception to be approved by the County.*
- b. *Site lighting shall be designed so as not to glare into adjacent properties.*
- c. *Provision of adequate restroom facilities.*

Commissioner McDaniel asked if Commissioner Flowers-Taylor would consider amending her motion to include, as well, the condition that screening in the buffer area be planted trees and not fence (item d.). Commissioner Flowers-Taylor so stipulated and Commissioner Phillips seconded the amended motion.

The applicant has agreed to utilize a larger tree for screening than is required in the Ordinance, so Commissioner Flowers-Taylor amended her motion a second time to stipulate that trees on the north side of the property are to be 8 to 10 feet in height at the time of planting (item e), seconded by Commissioner Phillips. So, additional conditions are:

- d. *Screening in the buffer area(s) shall be planted trees and not fencing.*
- e. *Trees planted on the north perimeter of the property shall have an initial height of 8 to 10 feet.*

Motion, as amended, carried by a vote of 3-2 with Chairman Freeman and Commissioner Goss opposing.

2. **Application #06-38S:** Earby H. Henderson and Anna V. Henderson, Owners – Buddy's Homes, Agent – Amelia Road (5.69 acres located in Land Lot(s) 108 and 109 of the 2nd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Mr. Taylor said the applicant requests a Special Exception to place a new manufactured home on property within the AR-1 district. The proposed home has approximately 1560 square feet of heated space. Per the applicant, the total cost of the home will be approximately \$75,600. Staff recommends approval of this application based on satisfied criteria, and the Board of Appeals recommended denial of the request.

Commissioner Phillips said he had received some phone calls regarding this issue. He asked for any history of the matter that might be known to Mr. Taylor. Mr. Taylor advised that in reviewing the trends and the criteria, the criteria was satisfied. This property is a landlocked lot of record. The ordinance states if the property has a 30-foot easement, as this one does since it is a lot of record, a building permit can be issued. Commissioner Phillips said that housing in the area does reflect a great diversity. Mr. Taylor noted the area studied in the one-half mile radius actually encompasses only a very few properties because of the size of the tracts involved. The criteria did indicate that approval was warranted within this area. This criteria makes no mention, however, of future use of the area.

Kevin Drury, Buddy's Homes, 8500 Tara Boulevard, Jonesboro, Georgia

The 30-foot easement to this lot runs along the property of the Hendersons, who have a single wide manufactured home that has been built onto in recent years. Mr. Drury read from a prepared statement regarding the quality of manufactured homes and contended that the placement of manufactured homes does not decrease the value statistically of adjacent properties. The Hendersons desire to have their daughter, Becky Villyard, move a manufactured home near them so she can act as caregiver to them.

Becky Villyard, 1481 Sandlot Road, Senoia, Georgia

Both her brothers live out of state and it falls to her to help care for her parents who are aging and have various health problems. Her parents, the Hendersons, have lived at this location for thirty years, and they desire to remain there if she can move closer to provide care. She requested favorable consideration from the Board for this petition.

Herbert Miles, 515 Amelia Road, Griffin, Georgia

He owns the property to the south of the Henderson tract. Within a mile of the property there have been nine new, site-built homes since the installation of the last manufactured home, so he contended the trend was not toward manufactured homes. He would have no problem with the Villyards building a stick-built home. In this area, \$45,000 is average selling price of a lot (two acres) at the end of Amelia Road, which is a mile from the site of the applicant. No new manufactured homes have been placed on Amelia Road since 1989, and he opposed this one. He would have no problem with a manufactured home being placed there on a temporary basis due to hardship that would be removed as a condition after the hardship no longer existed. The Hendersons could live assisted for quite some time, and should a hardship be deemed, a temporary manufactured home could prove to be there for quite some time, as well.

Angela Hoover, 2266 North Walkers Mill Road, Griffin, Georgia

Ms. Hoover said their home was built on a tract behind this location. She is a real estate broker and knows that manufactured homes do, in fact, affect property values. Purchasers will not offer, regardless of appraised value, as much for properties that are adjacent to manufactured homes. She asked the Board to protect the value of her home and that of others. There have been no newly placed manufactured homes on the road in quite awhile. To approve manufactured homes is to go in the wrong direction, in her opinion. This home will be readily visible from her property since it is landlocked, and she urged denial of the petition.

Gary Hoover, 2266 North Walkers Mill Road, Griffin, Georgia

Six very nice stick-built homes have been built on his street at a minimum of 3000 square feet each. He opposed adding a new manufactured home on this nearby property. Mr. Hoover stated he was interested in protecting the value of his property and that of his neighbors. He urged the Board to assist him in that effort and to consider the future development of the area.

Peggy Ponder, 505 Amelia Road, Griffin, Georgia

Ms. Ponder has lived next to the Miles family for the past eight years, and she was primarily worried about her property values, as well. There have been improvements to the road and

bridge and the new stick-built homes that have been erected are very nice. This would take that trend in the opposite direction, and she urged commissioners to consider their position.

Ms. Villyard said a conventionally built home at \$150,000 to \$200,000 is outside her range financially, and she pointed out that even stick-built homes can look bad and decrease property values. Conversely, she felt that manufactured homes can be made attractive. Ms. Villyard rents her present home in Senoia, and she realized the square footage required in this area would be 1500 minimum.

Motion to table Application #06-38S until the next Zoning Public Hearing on March 22, 2007 by Commissioner Goss, seconded by Commissioner Flowers-Taylor, carried 5-0.

3. **Amendment to FLA-07-01:** Various Property Owners – Spalding County Board of Commissioners, Agent – Airport Road from the City Limits to Martin Luther King Jr. Parkway (Highway 19/41 By Pass) – from Medium-Density Residential, Institutional/Public, Open Space Network and Commercial to Commercial.

The Spalding County Board of Commissioners has initiated a request to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan along the Airport Road corridor from Medium Density Residential, Institutional Public, Open Space Network and Commercial to Commercial. Approval of this corridor to commercial could potentially create 32 new commercial lots, and 91% of these new lots are less than one acre in size with a total average lot size of only .57 acres. Residents were concerned about traffic if this corridor is made commercial, not so much because of volume as because access to commercial properties may adversely affect traffic flow with numerous curb cuts. The City could eventually annex this area and they would have to concede to a traffic resolution, also.

Mr. Wilson said there was an existing GDOT project at the corner of Zebulon Road and Airport Road with turn lanes which should help mitigate some of the traffic problem.

Commissioners McDaniel and Phillips said they would like to see a development scenario along the corridor that would encompass combination lots, as in the case of an office park or institutional area that would result in fewer curb cuts. This overlay zoning, coupled with careful planning, could produce nice results in this transitional area.

Joe Scott, 1614 Zebulon Road, Griffin, Georgia

He mistakenly thought this commercial designation was to include all the properties south of Airport Road all the way to the Bypass, but he has realized it was only for the Airport Road corridor. Thus, he didn't desire to address the issue in detail.

Commissioner Goss agreed the O&I designation would definitely be preferable.

Staff recommends conditional approval of the request with the following stipulations:

- a. The corridor will be planned as commercial; however, an overlay zoned shall be created to encourage office and institutional uses over highway commercial uses.
- b. A traffic study shall be performed by either Grice and Associates or another firm approved by the Board of Commissioners to address access and travel demand issues.

The Planning Commission recommended approval, as well, with the same Staff conditions.

Mr. Wilson stressed this is only a land use amendment – not rezoning of property. This, in no way, rezones anyone's property, and it does not automatically increase property values.

Motion to approve Amendment to FLA-07-01 as recommended by Staff and Planning Commission, noted as follows, was made by Commissioner McDaniel and seconded by Commissioner Flowers-Taylor.

- a. *The corridor will be planned as commercial; however, an overlay zoned shall be created to encourage office and institutional uses over highway commercial uses.*
- b. *Traffic study shall be performed by Grice and Associates or another firm approved by the Board of Commissioners to address access and travel demand issues.*

Motion carried by a unanimous vote of 5-0.

4. **Amendment to FLA-07-02:** Various Property Owners – Spalding County Board of Commissioners, Agent – Rivers Road from Rover-Zetella Road to Yarbrough Mill Road – from

Low-Density Residential, Agricultural, Forestry, and Open Space Network to Low-Density Residential.

Mr. Taylor stated the Spalding County Board of Commissioner has initiated a request to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan along the Rivers Road corridor from Low Density Residential, Agricultural, Forestry and Open Space Network to Low Density Residential. Presently, there are 38 dwelling units developed out of 50 existing parcels. Should the amendment request be approved under current zoning and development options, an additional 114 units could be created. Mr. Taylor emphasized that this action, if approved, would not affect zoning of anyone's property along Rivers Road. It is merely a mechanism by which the County would look toward future growth. If changes are made, there are a couple of property owners who would want deep properties included should this amendment be successful. The quarry owns some property, as well, that has some property off Rivers Road that would never be potential residential.

Staff recommends denial of the request, as did Planning Commission. This recommendation is based primarily on the potential development of larger properties in the area.

Commissioner McDaniel noted this request was initiated to accommodate one parcel for which application was made. The logic was to change the designation of the area to coincide with how it's actually being used. This is one area where the Land Use Map, on its adoption, may not have correctly reflected its current use. This makes more sense than changing small spots a little at a time, as in the case of the initial applicant.

Ken Bell, 193 Rivers Road, Griffin, Georgia

Mr. Bell urged commissioners to leave the property as zoned, and Commissioner McDaniel explained the difference between the overall planning tool for future growth, the Spalding County Future Land Use Map, and zoning, which will remain the same on all the parcels that would be affected by this amendment. This application was to change the designation on the Future Land Use Map and not to individually rezone property. Mr. Bell's property and its inherent zoning will not change even if this amendment were to be successful.

Michelle Williams, 301 Rivers Road, Griffin, Georgia

She and her husband have a forty-acre flag lot off the bottom side of Rivers Road. She noted that residents who had appeared at previous Planning Commission meetings have expressed a feeling similar to hers and don't want to see this map amended. She felt it would adversely affect the zoning of their properties even though commissioners say otherwise.

Gene E. Morton, 88 Rivers Road, Griffin, Georgia

Mr. Morton stated he and others saw no reason to change. He and his neighbors did not care to remove this step from the process that would be necessary for someone to get a parcel rezoned in the future. He did not want to remove any hurdles that might be in place to deter changes to local land use, nor did they desire to see the change in the Land Use Map.

Vulcan, who has purchased the quarry from Florida Rock, may be a different kind of neighbor in this area, and Commissioner Phillips said he would like to see how they viewed this change.

Nancy Pollard, 140 Rivers Road, Williamson, Georgia

She detailed again her situation for the Board and the reason for her request to amend the Future Land Use Map for her tract. Her five-acre tract currently enjoys grandfather status, and she can build additional homes on her property as a matter of right, but she would like to change lot lines in the subdividing process which will make that grandfather status go away. This is the reason for the request. She desires to subdivide, but she wanted neighbors to know she did not initiate a change to the Land Use Map that will affect the whole road. That request was initiated by the Board of Commissioners.

Mr. Galloway said this is a classic case of a difference of opinion. Ms. Pollard wants to change her lot lines, which will make her grandfather protection go away. If Ms. Pollard didn't desire to change her lot lines, she could build according to her original status. Two solutions are to spot zone or to make a wholesale map amendment as has been suggested. Commissioners can choose to spot FLUM or treat the whole area differently in order to arrive at a legal way to allow Ms. Pollard to change her lot line.

Mindy Morton, 88 Rivers Road, Griffin, Georgia

Her property adjoins Ms. Pollard. She agreed with her husband who spoke previously. They saw no reason to change. They had to clear these same hurdles when they purchased land and built their home, and she was not in favor of removing those hurdles for others. She urged Commissioners to deny this application.

Howard Williams, 301 Rivers Road, Griffin, Georgia

Mr. Williams stated he wanted to make it clear he was against the whole notion but if Commissioner did proceed with this change, he urged them to at least make sure they included entire tracts and did not split parcels with this change.

Motion to approve Amendment to FLA-07-02: Various Property Owners – Spalding County Board of Commissioners, Agent – Rivers Road from Rover-Zetella Road to Yarbrough Mill Road – from Low-Density Residential, Agricultural, Forestry, and Open Space Network to Low-Density Residential was made by Commissioner McDaniel, seconded by Commissioner Goss.

Commissioner McDaniel amended the motion to provide that such change to the Future Land Use Map and the Comprehensive Plan along Rivers Road should only include complete tracts and not split any tracts to include only a part of the property. Motion to amend failed for lack of a second.

The vote on the original motion to approve failed by a 2-3 vote with Commissioners Goss, Phillips and Flowers-Taylor opposing.

Commissioner Flowers-Taylor then made a motion to deny the application, second by Commissioner Goss, and motion carried by a vote of 3-2 with Commissioner McDaniel and Chairman Freeman opposing.

Since the previous application for Rivers Road was denied, the Board needed to address an application that had been tabled at the December Zoning Public Hearing, until this petition could be heard. Commissioner McDaniel then moved to amend the agenda to lift from the table Ms. Nancy Pollard's application, Amendment to FLA #06-08 Nancy Couch Pollard, Owner – Rivers Road (5 acres located in Land Lot 67 of the 1st Land District) – from Agricultural to Low-Density Residential, seconded by Commissioner Flowers-Taylor. Motion carried by a vote of 5-0.

Mr. Taylor then detailed the nature of Ms. Pollard's initial request to amend the Future Land Use Map to accommodate her building request which will follow with a rezoning request. The Planning Commission recommended denial.

Commissioner McDaniel said he had originally asked for this blanket amendment because he did not feel it was proper to do, in essence, spot FLUM amendments.

Commissioner McDaniel moved to deny Ms. Pollard's application, Amendment to FLA #06-08, seconded by Commissioner Flowers-Taylor.

Commissioner Goss asked to confirm that this request was just for her property and she would then need to apply for rezoning to an R district. Mr. Taylor confirmed that was correct.

Mr. Taylor continued that Ms. Pollard could build two more houses right now, just not with the configuration she desires. If the Board should rezone just Ms. Pollard's property, they will set a precedent.

Commissioner Flowers-Taylor agreed this would be a dangerous precedent to set. In the future the Board would find it hard to justify denial of similar requests. She felt they should simply allow Ms. Pollard to do what she already has the capability to do by law and not make this exception for her.

Commissioner Goss wondered why, if Ms. Pollard is willing to do 1500 square feet, and she confirmed that she would, she couldn't she get a variance to accomplish what she wanted. Mr. Taylor said that option has not been suggested because there are so many nonconforming lots in the County that would apply for the same thing Ms. Pollard wants, and they felt this would open up the floodgates for these potential lots. It would become problematic to turn requests down if Ms. Pollard's application is approved. Of the 20,000 lots estimated in the County, probably a full one-third are nonconforming and Community Development deals with this issue daily.

After much discussion, Commissioner Phillips called the question. Motion to deny carried by a vote of 3-2 with Chairman Freeman and Commissioner Goss opposing.

5. **Application #06-12Z:** Aslam S. Bana and Shelina A. Hussain, Owners – 4265 Newnan Road (3.05 acres located in Land Lot(s) 29 and 30 of the 1st Land District) – requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial.

Mr. Taylor advised the applicant has requested approval from Spalding County to rezone 3.08 acres from AR-1 to C-1 in order to develop a gas station/convenience store along with a retail component. This same request was denied by the Board of Commissioners in 2005. GDOT plans for safety improvements at the intersection. Representatives for GDOT have stated that removal or demolition of the existing home on the subject property would allow for an intersection design that is both safer and less expensive. The applicant stated that he needs to get approval of the rezoning in order to proceed with the demolition or removal of the home. Staff recommends conditional approval of the request with conditions as follows:

- a. Only 2 curb cuts will be allowed for the proposed development, one on Vaughn Road the other on SR 16.
- b. A deceleration lane shall be installed for the curb cut on SR 16.
- c. The architecture of the building and canopy must match and possess a thematic scheme.
- d. The site lighting will be limited so as not to glare into adjacent residential parcels or into public streets.

The Planning Commission recommends conditional approval of the request with the following condition:

- e. Approval is conditioned on the intersection improvements and no construction started until that intersection improvement is completed.

A traffic light is proposed for the intersection with some grade improvements that should contribute to making the area safer.

Aslam Bana, 1014 Crownwell Point, Snellville, Georgia

Mr. Bana stated his personnel have been talking with GDOT and Spalding County staff for quite some time to resolve this issue. He detailed his situation for the Board.

Dwayne Ford, 52 Vaughn Road, Griffin, Georgia

Mr. Ford mentioned a drain that was not identified on the maps, as well as other drains that feed the lake. In the last Planning Commission meeting, the comment was made that they (the Planning Commission) didn't know what to do with this issue, so they suggested sending it on to the Board of Commissioners to let them deal with it. He was certain this commercial property, if rezoned, would be flipped to another owner. Mr. Ford stated he did not want to see this venture next to his property. As a resident, he felt the Board was present to protect its citizens. Mr. Bana is not from here but has determined a way to get around the intersection problem. Mr. Ford said he will live with whatever decision the Board makes and remember it at the time of the next election.

Edward Bullard, 124 North Hill Street, Griffin, Georgia

He presented a letter of petition from 82 residents who do not want to see another convenience store/gas station in the area. He referenced statistics that document the unsafe condition at this intersection, such as traffic accidents, citations, etc. The fly in the ointment of this project for GDOT has been the declaration of the house on the corner as a historical structure because of the age of the house, with little or no consideration for the quality of the structure and no chance of revitalization. He felt this property might not pass the soil test and then, if rezoned, there would be a tract zoned commercial that could be utilized as many uses.

Mr. Sam Aly, 4289 Newnan Road, Griffin, Georgia

GDOT is planning to destroy the building to widen the road. GDOT has been working on this structure and intersection improvement even before Mr. Bana came for his application, but he has never received anything from GDOT in writing.

Aslam Bana returned to speak and stated he did not know of the historic structure when he purchased this property for an investment. He will still have to pass all the EPA hoops regarding soil conditions, etc., even if this rezoning is successful. He will not be able to circumvent regulations. If approved, the house would be removed in 30-45 days.

Sam Aly

He felt Mr. Bana did know the house was an historic structure when he purchased.

The Future Land Use Map shows this area as a commercial crossroads, and two sides are already zoned commercial, one is residential and the lot in question is zoned AR-1. Mr. Taylor said the historical designation of this building is a declaration by the Department of Natural

Resources, Historical Preservation Division, not GDOT, but it definitely limits GDOT's efforts toward condemnation.

Chairman Freeman was concerned with safety issues, particularly with the heavy increase in truck traffic, and he felt the County was being held hostage by Mr. Bana and GDOT.

Mr. Bana said his was the only corner at this intersection that was not commercial and the trend was definitely in that direction.

Commissioner Phillips asked if the house didn't become the problem of the County if it could be deemed a nuisance or a dangerous structure. Mr. Galloway responded that although the County, in his opinion, needed to develop and tighten up its regulations regarding substandard housing, he felt to declare this structure unsafe or a nuisance would relegate it to the realm of County responsibility. More discussion followed.

Motion to approve Application #06-12Z with the conditions recommended by Staff and Planning Commission with the exception of a change to item a to reflect that access will be only by Vaughn Road with no curb cuts on SR 16, was made by Commissioner McDaniel, amended at the suggestion of Commissioner Goss to specify that any screening shall be vegetative (item e). Motion and amendment were seconded by Commissioner Goss.

- a. *The only curb cut allowed for the proposed development will be on Vaughn Road, and no curb cuts shall be established on SR 16.*
- b. *The architecture of the building and canopy must match and possess a thematic scheme.*
- c. *The site lighting will be limited so as not to glare into adjacent residential parcels or into public streets.*
- d. *Approval is conditioned on the intersection improvements and no construction started until that intersection improvement is completed.*
- e. *All screening shall be vegetative.*

Motion carried by a vote of 3-2 with Commissioners Phillips and Flowers-Taylor opposing.

6. **Amendment to UDO #A-07-01:** Article 3. Establishment of Districts – Section 301:A(18, 19 & 23) – add VN. Village Node, AAR. Active Adult Residential, and A-O. Airport Overlay District.

This is a housekeeping item, an oversight which, if corrected at this time, would make the article line up with the remainder of the ordinance.

Motion to approve Amendment to UDO #A-07-01 was made by Commissioner McDaniel, seconded by Commissioner Goss, and motion carried by a vote of 5-0.

C. Other Business:

1. **Closed Meeting** is requested by Zoning Attorney to discuss potential litigation.

Motion to Adjourn to Closed Meeting at 9:47 p.m. to discuss potential litigation was made by Commissioner McDaniel and seconded by Commissioner Phillips. Motion carried by a unanimous 5-0 vote.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF SPALDING

AFFIDAVIT OF CHAIRMAN

Members of the Spalding County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Spalding County Board of Commissioners met in a duly advertised meeting on February 22, 2007.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 9:47 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

Yes Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

No Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____(insert the citation to the legal authority making the tax matter confidential);

No Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

No Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6);

No Other (describe the exemption to the open meetings law): _____ as provided in _____(insert the citation to the legal authority exempting the topic).

This the 22nd day of February 2007

Spalding County Board of Commissioners

Sworn to and subscribed
Before me this 22nd day of February 2007
Notary Public – Teresa A. Watson (L.S.)
My commission expires: March 3, 2007

Eddie L. Freeman, Chairman (L.S.)
David Phillips (L.S.)
Gwen Flowers-Taylor (L.S.)
Edward Goss, Jr. (L.S.)
Johnie A. McDaniel (L.S.)

Motion to Adjourn Closed Meeting and Reconvene to Open Meeting at 10:34 p.m. was made by Commissioner McDaniel, seconded by Commissioner Phillips. Motion carried by a unanimous vote of 4-0, as Commissioner Goss had exited during Closed Meeting.

D. Adjournment.

Motion to Adjourn, at 10:35 p.m., was made by Commissioner McDaniel and seconded by Commissioner Phillips, and motion carried by a unanimous 4-0 vote.

County Clerk

Chairman

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