

## ZONING PUBLIC HEARING

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Thursday, February 25 2010, beginning at 6:00 o'clock p.m. with Commission Chairman Edward Goss, Jr. presiding and Commissioners Gwen Flowers-Taylor, Eddie L. Freeman, and David Phillips and Bob Gilreath Present. Also present were Assistant to the Interim County Manager Virginia Martin, Community Development Director Chuck Taylor Zoning Attorney Newton Galloway, Executive Secretary Glinda Robertson and Phyllis Doane to record 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. Time allotted to speakers will be five minutes each, unless otherwise noted at the Board's discretion. No speakers will be allowed to readdress the Board without express consent from a Board member. Outbursts from the audience will not be tolerated. Common courtesy and civility area expected at all times.

### B. New Business:

1. **Application #10-01S:** CSS Corporation, Owner – 205 Sport Way (0.4591 acre located in Land Lot(s) 69 and 92 of the 3<sup>rd</sup> Land District) – requesting a Special Exception to allow a personal care home in the R-2 District.

*Motion/second to table at request of the applicant by Phillips/Gilreath and carried 5-0.*

2. **Application #09-10Z:** James Foster, Owner – 1638 Moreland Road (1.55 acres located in Land Lot 42 of the 2<sup>nd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.

Zoning Administrator Chuck Taylor addressed this application to rezone property. He stated that the applicant owns a piece of property at the corner of Moreland Road and Merrybrook Road and is currently zoned AR-1. It is grandfathered in the AR-1 zone because of the size. Mr. Foster would like to donate a .29 acre portion of his property to the neighboring church for expansion of their cemetery. Staff and Planning Commission both recommended approval of the request.

There was no one signed up to speak for or against this application.

*Motion/second to approve Application #09-10Z to R-2 in order for the applicant to be able to donate a .29 acre portion of his property to the adjacent church by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

3. **Application #09-11Z:** Zack B. Hinton, Jr. and Debbie Hinton, Owners – Smith, Welch and Brittain, Agent – Sam Solomon Road (53.944 acres located in Land Lot 117 of the 2<sup>nd</sup> Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1, Agricultural and Residential.
4. **Application #09-21S:** Zack B. Hinton, Jr and Debbie Hinton, Owners – Smith, Welch & Brittain, LLP, Agent – Sam Solomon Road (53.944 acres located in Land Lot 117 of the 2<sup>nd</sup> Land District) – requesting a Special Exception to allow a private airstrip in the AR-1 District.

Chuck Taylor stated that the rezoning request is coupled with a special exception request and he asked that these items be discussed together although they will have to be voted on separately. He stated that Mr. Hinton owns a piece of property on Sam Solomon Road. A portion of the property is Spalding County and a portion in Henry County. Mr. Hinton is proposing to put a small private airstrip on the property, which requires him to get a special exception. There is high tension power lines right of way that crosses the property at the end of the runway. These power lines are owned by MEAG. There is also a transmission line that somewhat runs parallel with the runway to the north and west of the proposed runway. There has been testimony on both sides as to the safety of the airstrip being close to power lines. Staff and Planning Commission recommend approval of this rezoning request. As far as the Special Exception Staff recommends conditional approval as follows: (1) The potential danger posed by the power lines to the safe take-off and landing of aircraft must be mitigated and (2) that all Federal and State laws regarding the establishment and operation of this airstrip be met. Board of Appeals recommends conditional approval as follows: (1) Staff recommended conditions; (2) State and Federal regulations must be followed; (3) Orange balls must be installed and markings on the runway must be added and (4) approval subject to approval of the zoning.

Those signed up to speak in favor of both applications were:

Andy Welch, Attorney, 2200 Keys Ferry Court, McDonough, Georgia

Mr. Welch stated he was representing the applicants and stated it would not be dangerous as the plane would be flying in and flying out over the Henry County Reservoir and Henry County Water & Sewerage property, which is used for spray fields. There will not be any flying into the power lines. Mr. Hinton would be using the airstrip for his own personal use and had single engine planes.

Mr. Welch stated that Mr. Hinton has over 34 years of flight experience and knowledgeable in aviation mechanics. He wants to move from Mallory Landing to more acreage and a private airstrip. He noted that there are no homes in the area. The airstrip is only 2300 ft. and will only accommodate small planes. The rezoning is consistent with the Land Use Map.

Mr. Welch also addressed the Special Exception application. He stated that the flight pattern is going to be from the northeast into and out of this property. In addition to the conditions that Mr. Taylor has set, he sent a letter to the Board on February 23<sup>rd</sup> and provided two conditions. The first one is that the applicant would within a certain period of time hand over a check to MEAG so that the orange balls could be installed on the transmission lines. MEAG has estimated the cost to purchase and install orange balls to be \$10,000 and that is the amount we have stipulated to pay. The second one is that the applicant will mark the runway so that any one approaching would know the approach direction would be. The applicant would also be willing to accept a condition that the runway will not be paved. He asked to reserve the right to speak after opposition has spoken.

Those signed up to speak against the application was:

David Weekly, MEAG, 1470 River Edge Drive, Atlanta, Georgia 30328

Mr. Weekly stated he was an engineering manager with MEAG and gave a background history regarding MEAG and their transmission lines. He stated they had discovered the grass runway in 2009 after receiving e-mails to have orange marker balls installed as the lines were hard to see when flying and identified the transmission lines on the property. They were not opposing the rezoning of the property, only the special exception to allow the private airstrip. He stated that the towers were 80 ft. high and there was 1100 ft. span of 500 KV lines between each tower. MEAG feels that this airstrip is a public safety hazard and endangers the utility infrastructures. Their easement is 150 ft. and the runway is awful close to their easement. The FAA does do a study of navigable airspace if there is transmission lines involved. He stated that they have indicated the direction they will use for take-offs and landings but thinks the wind direction is going to dictate that direction. Air safety is a major issue with FAA and when they are trying to determine locations for power lines they try to avoid any airports if they can. Mr. Weekly stated that the orange markers which will probably be recommended by FAA are for the safety of the airplanes. He also stated that the orange markers were false security and the costs could exceed \$10,000. Mr. Weekly was asked by a member of the Board what impact would there be if for some reason the lines were hit. He stated that possibly 300,000 houses could be impacted from electricity failure.

Mr. Welch asked to redirect. He said that there could not be an open-ended cost for the orange marker balls. He stated that there was a private airstrip in Wilcox County and there are transmission lines at the end of the runway and there are no marker balls on the lines. He gave another example where the owner has two private airstrips at 750 Teamon Road and there were power lines at the side and end of the runways and they do have small marker balls.

Zack Hinton, 53 Teal Court, Locust Grove, Georgia

He stated he was the applicant applying for the private airstrip and does strictly recreational flying and this would be the only use of the airstrip. He stated that if the weather is good he would fly and if the weather wasn't, he would not.

***Motion/second by Phillips/Freeman to approve Application #09-11Z by a vote of 4-1 with Commissioner Gilreath voting against the motion. The Resolution will be incorporated into the minutes on second and final reading.***

***Motion/second by Phillips/Freeman to approve Application #09-21S with the following conditions placed by Applicant and Staff and carried by a vote of 4-1 with Commissioner Gilreath voting against the motion.***

***(1) Applicant will pay cost up to \$10,000 to have orange marker balls installed on transmission lines with MEAG installing***

- (2) *Applicant will mark runway to indicate landing approach – northeast away from MEAG lines*
- (3) *Applicant will agree not to pave the runway.*
- (4) *The potential danger posed by the power lines to the safe take-off and landing of the aircraft must be mitigated.*
- (5) *That all Federal and State laws regarding the establishment and operation of this airstrip be met and notice of the FAA approval documentation to have the airstrip sent to Community Development office.*

*Zoning Attorney Galloway stated since items 5-11 were all tied together, the applications could be discussed together and voted on separately.*

5. **Application #FLA-09-02:** Minerva Spalding Village, L.P., Owner – Baptist Camp Road and Jordan Hill Road (70 acres, more or less, located in Land Lot 168 of the 3<sup>rd</sup> Land District) – from Low Density Residential to Village Node.
6. **Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-2, Single Family Residential, to VN, Village Node on the following all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:
  - a. **Application #09-08Z:** 1132 Baptist Camp Road (1 acre)
  - b. **Application #09-08A1Z:** 1307 Jordan Hill Road (1 acre)
  - c. **Application #09-08A2Z:** 1309 Jordan Hill Road (1 acre)
7. **Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-5, Single Family Residential, to VN, Village Node on the following all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:
  - a. **Application #09-08BZ:** 1255 Jordan Hill Road (1 acre)
  - b. **Application #09-08CZ:** 1219 Jordan Hill Road (8 acres)
8. **Minerva Spalding Village, L.P., Owner** – requesting a rezoning from PDD, Planned Development District, to VN, Village on the following all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:
  - a. Application #09-08DZ: **Jordan Hill Road (15.847 acres)**
9. **Minerva Spalding Village, L.P., Owner** – requesting to rezoning from R-2, Single Family Residential, and R-1, Single Family Residential Low Density, to VN, Village Node on the following all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:
  - a. Application #09-08E1Z: **922 Baptist Camp Road (66.74 acres, more or less)**
  - b. **Application #09-08E2Z:** Jordan Hill Road (40.92 acres, more or less)
10. **Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-1, Single Family Residential; R-2, Single Family Residential; and R-5, Single Family Residential, to VN, Village Node on the following all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:
  - a. **Application #09-08F1Z:** 918 Baptist Camp Road (1 acre)
  - b. **Application #09-08F2Z:** 938 Baptist Camp Road (1 acre)
  - c. **Application #09-08F3Z:** 942 Baptist Camp Road (1 acre)
  - d. **Application #09-08F4Z:** 946 Baptist Camp Road (1 acre)
  - e. **Application #09-08F5Z:** 950 Baptist Camp Road (1 acre)
  - f. **Application #09-08F6Z:** 1054 Baptist Camp Road (1 acre)
  - g. **Application #09-08F7Z:** 1130 Baptist Camp Road (1 acre)
  - h. **Application #09-08F8Z:** 1223 Jordan Hill Road (1 acre)
  - i. **Application #09-08F9Z:** 1195 Jordan Hill Road (2 acres)
  - j. **Application #09-08F10Z:** 1171 Jordan Hill Road (1.15 acres)
  - k. **Application #09-08F11Z:** 1155 Jordan Hill Road (2 acres)
11. **Minerva Spalding Village, L.P., Owner** – requesting a Special Exception to allow permitted use exceeding 30,000 square feet, senior living and self-storage units in the VN District on the following being located in Land Lot 168 of the 3<sup>rd</sup> Land District:
  - a. **Application #09-18S:** 1132 Baptist Camp Road (1 acre)
  - b. **Application #09-18AS:** 1307 Jordan Hill Road (1 acre)
  - c. **Application #09-18BS:** 1309 Jordan Hill Road (1 acre)

- d. **Application #09-18CS:** 1255 Jordan Hill Road (1 acre)
- e. **Application #09-18DS:** 1219 Jordan Hill Road (8 acres)
- f. **Application #09-18ES:** 922 Baptist Camp Road (66.74 acres, more or less)
- g. **Application #09-18FS:** Jordan Hill Road (40.92 acres, more or less)
- h. **Application #09-18GS:** 918 Baptist Camp Road (1 acre)
- i. **Application #09-18HS:** 938 Baptist Camp Road (1 acre)
- j. **Application #09-18IS:** 942 Baptist Camp Road (1 acre)
- k. **Application #09-18JS:** 946 Baptist Camp Road (1 acre)
- l. **Application #09-18KS:** 950 Baptist Camp Road (1 acre)
- m. **Application #09-18LS:** 1054 Baptist Camp Road (1 acre)
- n. **Application #09-18MS:** 1130 Baptist Camp Road (1 acre)
- o. **Application #09-18NS:** 1223 Jordan Hill Road (1 acre)
- p. **Application #09-18OS:** 1195 Jordan Hill Road (2 acres)
- q. **Application #09-18PS:** 1171 Jordan Hill Road (1.15 acres)
- r. **Application #09-18QS:** 1155 Jordan Hill Road (2 acres)

Chuck Taylor addressed the change to the Land Use Map. He stated that this was to provide for the Village Node at the Southwest corner of Baptist Camp Road and Jordan Hill Road. The applicant wanted to expand the acreage by approximately 70 acres but Staff and Planning Commission had worked with them to just swap out some the land unusable to leave the acreage the same, which will add additional green space as they wanted to keep the area compact. The development is on the Southside of Baptist Camp Road. As it is now there is only a five minute walk from edge of Node to center of Node. The design shows a grocery store, which is needed very badly in this area and possibly the first phase would be a market for fresh food and produce for the residents of the area. The applicant is also asking for a special exception because some of their uses such as self-storage building and a senior housing development and a grocery store over 30,000 sq. ft would require a special exception. Staff recommended conditional approval as follows on the Special Exception Applications: (1) The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold and (2) Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way. There was a lot of discussion by Mr. Taylor regarding the design of the Village Node and what its contents will consist of and also the streets and traffic. The design is for golf cart paths also, which are becoming very popular.

Signed up to speak in favor of the rezoning and special exception applications were:

Brian Davidson, Minerva Properties, 2292 Henderson Mill Road, Atlanta, Georgia

He stated that this area was underserved in retail and medium served in medical. Minerva has contact John Quinn with Griffin Hospital and they are interested in locating medical facilities in this area. Sun City is as close to Henry County business as it is to Spalding County businesses over on Highway 19/41. The citizens of Sun City are either going to the Publix at Highway 155 or State Route 20 to purchase groceries and others are using Super Wal-Mart in Griffin. We are asking for the special exception to accommodate the 48,000 sq. ft. grocery store, which will probably be a Publix. The concept is for a community center for Sun City where citizens will not be dropping in and out. Inside the Node will be aged targeted senior living, 55 or older. This was requested by the residents of Sun City. The parking field on the right side of the Node will have landscaping between each row and landscaping in and out of the parking lot. He stated that the self-storage building will not be visible from any road and there will be covered storage to accommodate for boats and recreational vehicles. The Village Node concept is to keep traffic down and in the future there will be mixed use facilities.

Charles Moody, 600 Baptist Camp Road, Griffin, Georgia

He stated that he was representing Skip Stone Academy and the 150 families that represent the school and was in support of this Village Node. He stated this was a real tight community and he looked forward to buying his groceries there.

Tom Newton, 103 Dahlia Drive, resident of Sun City Peachtree

He stated that he was in support of the Village Node concept and really wanted the grocery store. He asked all the citizens that were present to stand if they were in support of this Village Node. The entire audience stood.

Signed up to speak against was Ed Johnson and he asked to withdraw his name.

*Chairman Goss read the Land Use Map Amendment and all the Rezoning Applications and Special Exception Applications separately and they were voted on individually as follows:*

*Motion/second to approve Application #FLA-09-02 Minerva Spalding Village, L.P. Owner for approximately 70 acres for Village Node by Flowers/Taylor-Freeman and carried 5-0.*

#### **Rezoning Applications**

*Motion/second to approve Application #09-08Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08A1Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08A2Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08BZ by Freeman/Flowers-Taylor and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application#09-08CZ by Freeman/Flowers-Taylor and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08DZ by Flowers-Taylor/Freeman and carried by a vote of 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application#09-08E1Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application#09-08E2Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application#09-08F1Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application#09-08F2Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F3Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F4Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F5Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F6Z by Flowers-Taylor/Freeman and carried 5-0.*

*Motion/second to approve Application #09-08F7Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F8Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application#09-08F9Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F10Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

*Motion/second to approve Application #09-08F11Z by Flowers-Taylor/Freeman and carried 5-0. The Resolution will be incorporated into the minutes on second and final reading.*

#### **Special Exception Applications**

*Motion/second to approve Application #09-18S by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application#09-18AS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18BS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18CS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

*The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.  
Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18DS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18ES by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18FS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18GS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*

2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18HS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application#09-18IS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18JS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18KS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18LS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application#09-18MS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18NS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application#09-18OS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application#09-18PS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Motion/second to approve Application #09-18QS by Flowers-Taylor/Freeman with the following conditions and carried by a vote of 5-0.*

1. *The special exception is limited to only allowing the proposed grocery store to exceed the 30,000 square foot threshold.*
2. *Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.*

*Chairman Goss asked for a ten minute recess and reconvened the meeting at 8:35 P.M.*

**C. Other Business:**

Consider approval to submit Tri-County LCI Supplemental Study documents to Atlanta Regional Commission (ARC).

Chuck Taylor stated that this is area around Ingles and Highway 19/41 that was done last year and we have drafted an ordinance design of that area and it has to be submitted to ARC. This ordinance you have tonight is only in draft form and we would welcome and appreciate input from the Board. He introduced Mr. Ed McKinney formerly Gladden Jackson, now ACOM who is going to come forward and give you a brief power point presentation of where we are and some of the requirements of the ordinance. This is overlay zoning. There will be multiple people doing the development. The land is already zoned commercial so there will not have to be any change to the zoning. There is the potential to develop 500 acres.

*Motion/second to submit the Tri-County LCI Supplemental Study documents to ARC by Freeman/Flowers-Taylor and carried by a vote of 5-0.*

**D. Adjournment.**

*Motion/second by Freeman/Phillips to adjourn at 8:50 P.M. and carried by a vote of 5-0.*

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Chairman

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Interim County Clerk

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