

## ZONING PUBLIC HEARING

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Thursday, April 22 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 Bob Gilreath. David Phillips was not present. Also present were Interim County Manager Tim Whalen, Community Development Director Chuck Taylor, Zoning Attorney Newton Galloway, and Executive Secretary Glinda Robertson 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: Lift from the table** - 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.

Chuck Taylor stated this application was withdrawn by a representative for the applicant. Ms. Flowers-Taylor asked for clarification. Mr. Taylor says this item is no longer up for consideration. According to Mr. Galloway, the applicant does have the right to re-apply since the Board has taken no action. For now, there is no application pending.

*This request was withdrawn by a representative for the applicant.*

2. **Amendment to UDO #A-10-01:** Quarterly adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Taylor said this is for an updated version of the zoning map. He asked the Board to adopt the map and sign it on second reading next month. Updates are shown on the new map. There was one area that had the wrong zoning shown. Hoffman, the RV Dealership on 1941 that the Board rezoned to C-1B, was shown as C-1. It has been corrected.

*Motion/second to approve by Freeman/Gilreath and carried by a vote of 4-0.*

3. **Amendment to UDO #A-10-02:** Article 5. AR-1 Agricultural and Residential - Section 503:B(1)(f), Article 6. AR-2 Rural Reserve - Section 603:B(1)(f), Article 7. R-1 Single Family Residential Low Density- Section 703:B(1)(f), Article 7A. R-1A Single Family Residential - Section 703A:B(1)(f), Article 8. R-2 Single Family Residential - Section 803:B(1)(f), Article 8A. R-2A Single Family and Two Family Residential - Section 803A:B(1)(f), Article 10. R-4 Single Family Residential - Section 1003:B(1)(f), Article 11. R-5 Single Family Residential - Section 1103:B(1)(f), Article 11A. R-6 Planned Residential Community - Section 1103A:B(1)(f), Article 12. C-1 Highway Commercial - Section 1203:A(21)(e), Article 13. C-1A Neighborhood Commercial - Section 1303:A(51)(e), Article 14. C-1B Heavy Commercial - Section 1403:A(66)(e), Article 14A. C-1C Manufacturing-Light - Section 1403A:A(67)(e), Article 15. C-2 Manufacturing - Section 1503:A(98)(e), and Article 19. O & I Office and Institutional - Section 1903:B(1)(f) - delete church distance.

Mr. Taylor stated this is a housekeeping item. This item deals with churches. There is a requirement that churches should be located at least 900 feet away from a place that sells alcohol. This amendment will do away with the requirement that churches be located at least 900 feet away from places that sell alcohol. The reverse is still in place. A place that sells alcohol cannot be anywhere near the church. The Planning Commission recommended approval.

*Motion/second to approve by Commissioners Freeman/Gilreath and carried by a vote of 4-0.*

4. **Amendment to UDO #A-10-03:** Article 5. AR-1 Agricultural and Residential – Section 503:B(3)(b) and Article 6. Rural Reserve – Section 603:B(3)(b) – amend to add may include administrator’s residence for private school.

According to Mr. Taylor, the Board asked for this amendment after a discussion on Skipstone and their need to occupy a house by one of the administrators. The ordinance says the administrator can live at that school. The Planning Commission wanted to further strengthen the language to say that whoever lived in that home as the administrator had to be an employee of the school, so they recommended approval of the ordinance with this addition to the language. If the Board wishes, that change can be made for the second reading.

*Motion/second to approve by Commissioners Freeman/Gilreath and carried by a vote of 4-0.*

C. **Other Business: None**

D. **Adjournment.**

*Motion/second to adjourn at 6:15p.m. by Commissioners Freeman/Flowers-Taylor and carried by a vote of 4.0*

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Chairman

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Interim County Clerk

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