

MINUTES

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Thursday, January 24, 2013, beginning at 6:00 p.m. with Chairman Gwen Flowers-Taylor presiding. Commissioners Raymond Ray, Rita Johnson, Samuel Gardner and Bart Miller were present. Also present were Community Development Director Chad Jacobs, County Manager William P. Wilson, Jr., Zoning Attorney Newton Galloway and County Clerk, Ex-Officio Ricky L. Clark Jr. to record the 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. 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 #12-05Z:** Olin D. Hunter, Sr., Owner – Robin Chandler, Agent – 1722 US Highway 41 South (2.80 acres located in Land Lot 120 of the 2nd Land District – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Chad Jacobs, Community Development Director noted that this request is for rezoning from C-1 to C1B for the purpose of developing a mini warehouse storage facility. The property by way of the FLUM is planned Commercial. Mr. Jacobs noted that this is a up zoning in terms of commercial intensity. Additionally, Mr. Jacobs noted that there are two different proposals. One would be with a brick façade; however, Mr. Chandler would like to do a hardi-board façade. Commissioner Miller questioned the square footage of the property in question. Mr. Jacobs noted that the office would be 20 x 30 (600 sq. ft.).

Chairman Flowers-Taylor questioned the allowable parking. Mr. Jacobs noted that adequate parking would be required and would be submitted with the construction renderings.

Motion/Second by Ray/Gardner to conditionally approve Application #12-05Z: Olin D. Hunter, Sr., Owner- Robin Chandler, Agent- 1722 US Highway 41 South (2.80 acres located in Land Lot 120 of the 2nd Land District- requesting a

rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial with the following conditions:

- *The site shall only be used as a mini-warehouse facility.*
- *All facades of all structures facing the public rights-of-way shall be constructed with brick or hardi-board.*
- *Development plans shall include official statement from Georgia Department of Transportation regarding the necessity or lack thereof for an acceleration/deceleration lane.*
- *All site lighting shall be designed so as not to glare onto neighboring properties or rights of ways.*
- *All onsite parking will be concealed by vegetation.*

C. Other Business: NONE

D. Adjournment.

Motion/Second by Ray/Gardner to adjourn at 6:34 p.m. Motion carried unanimously by all.

Chairman

County Clerk

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