

**ZONING PUBLIC HEARING
MINUTES**

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Thursday, March 28, 2013, beginning at 6:00 p.m. with Vice-Chairman Samuel Gardner presiding. Commissioners Rita Johnson and Bart Miller were present. Also present were Community Development Director Chad Jacobs, County Manager William P. Wilson, Jr., Zoning Attorney Newton Galloway and Wendy Law to record the minutes. Chairman Flowers-Taylor, Commissioner Ray & County Clerk Ex-Officio, Ricky Clark were not present.

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 #13-01S:** Theresa Foster, Owner – 18 Habersham Circle (1.07 acres located in Land Lot 10 of the 3rd Land District) – requesting a Special Exception to allow a general home occupation excluding garage, repair garage and kennel in the AR-1 District.

Chad Jacobs, Community Development Director noted that the applicant is requesting a nail salon business. Their application meets all requirements. Mr. Jacobs noted that the Building Official, Eric Mallard stated that an exhaust fan needs to be installed per code, prior to the issuance of the business license. Mr. Jacobs advised that staff recommends approval with the condition that the exhaust fan be installed prior to issuance of the business license.

Theresa Foster-18 Habersham Circle, Griffin, GA- Ms. Foster noted that this special exception has been brought forth due to Springs closing in 2009. She took a nail class and graduated in 2010 and found a temporary job at Caterpillar in 2009. Ms. Foster indicated that she was laid off again in January of 2013. Ms. Foster advised the Board that she only wishes for a small business with small clientele out of her home. Additionally, Ms. Foster noted that she is a cancer survivor.

Susan Allen- 22 Habersham Circle, Griffin-GA- Ms. Allen noted that she has been in the neighborhood for 5-6 years and she has never seen a neighbor as good as Ms. Foster. Ms. Allen stated that she feels secure in allowing Ms. Foster to have a home nail salon.

Commissioner Johnson questioned parking & traffic. Mr. Jacobs advised that the residence has sufficient parking.

Motion/Second by Miller/Johnson to approve Application #13-01S: Theresa Foster, Owner- 18 Habersham Circle (1.07 acres located in Land Lot 10 of the 3rd Land District) – requesting a Special Exception to allow a general home occupation excluding garage, repair garage and kennel in the AR-1 District with the following condition:

- a) *An exhaust fan shall be installed per code prior to issuance of a business license.*

Motion carried unanimously by all.

2. **Application #13-02S:** Alice N. Beale and Georgia Edwin Beale, Owners – Amanda Skeet, Agent – 1849 Teamon Road (1.4 acres located in Land Lot 201 of the 3rd Land District) – requesting a Special Exception to allow a general home occupation excluding garage, repair garage and kennel in the AR-1 District.

Mr. Jacobs noted that this request is for a home occupation to allow a cake baking business. Furthermore, Mr. Jacobs noted the Board of Appeals is recommending approval.

Amanda Skeet- 1849 Teamon Road, Griffin-GA. Ms. Skeet noted that she will be the only employee and owner of the business. She advised that she will only sell to individuals. Ms. Skeet has been decorating for family and friends for over four (4) years. She is unable to work due to a four year old who is type-1 diabetic.

Alice Beale- 1849 Teamon Road, Griffin, GA- Ms. Beale, property owner, stated that she would like to see Ms. Skeet receive this special exception because she is a quality person and cares about her community. Additionally, Ms. Beale noted that Ms. Skeet is an artist and decorator and everything is edible.

Motion/Second by Miller/Johnson to approve Application #13-02S: Alice N. Beale and Georgia Edwin Beale, Owners – Amanda Skeet, Agent – 1849 Teamon Road (1.4 acres located in Land Lot 201 of the 3rd Land District) – requesting a Special Exception to allow a general home occupation excluding garage, repair garage and kennel in the AR-1 District. Motion carried unanimously by all.

- 3. **Application #13-03S:** Asor A. Rodriquez, Owner – 2115 Old Atlanta Road (0.44 acre located in Land Lot 125 of the 3rd Land District) – requesting a Special Exception to allow a general home occupation excluding the garage, repair garage and kennel in the R-1 District.

Mr. Jacobs noted that this request is also for a cake baking business. Both the Fire Marshall & the Building Official have indicated that all necessary requirements have been met. The Building Official did note that receptacles in the kitchen must be replaced and an exhaust hood installed or cover exposed cabinet with 28 gauge metal on side on underside affected by heat must be done prior to issuance of business license. Furthermore, Mr. Jacobs noted that the Board of Appeals is recommending approval.

Motion/Second by Johnson/Miller to approve Application #13-03: Asor A. Rodriquez, Owner – 2115 Old Atlanta Road (0.44 acre located in Land Lot 125 of the 3rd Land District) – requesting a Special Exception to allow a general home occupation excluding the garage, repair garage and kennel in the R-1 District with the following condition:

- a) ***Receptacles in the kitchen shall be replaced with ground fault protection and an exhaust hood installed or cover exposed cabinet with 28 gauge metal on side an underside affected by heat.***

Motion carried unanimously by all.

C. Other Business:

D. Adjournment.

Motion/Second by Miller/Johnson to adjourn at 6:17 p.m. Motion carried unanimously by all.

Chairman

County Clerk