

**MINUTES
ZONING PUBLIC HEARING**

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Monday, December 16, 2013, beginning at 5:00 p.m. with Chairman Gwen Flowers-Taylor presiding. Vice-Chairman Samuel Gardner, Commissioners Raymond Ray, Rita Johnson and Bart Miller were present. Also present were Community Development Director Chad Jacobs, Zoning Attorney Newton Galloway, County Manager William P. Wilson, Jr., and Executive Secretary Kathy Gibson 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 #13-12S:** New Salem Baptist Church, Inc., Owner- 4651 Fayetteville Highway (34.82 acres located in Land Lot 110 of the 4th Land District) - requesting a Special Exception to allow a Church, synagogue, chapel, or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting development standards in the AR-1 District.

Chad Jacobs, Community Development Director, advised the application is for a church on Hwy. 92 travelling from Griffin toward Fayetteville. A proposed site plan was submitted along with the application. The proposal is for development of a church in two phases, it will consist of a total of 78,800 sq. ft. of total space at full build out. The first phase will consist of 28,800 sq. ft. then an additional expansion of 50,000 sq. ft. would be forth coming.

We have reviewed the applications and the staff recommends a conditional approval of the request as it meets all of the requirements of churches in Section 503.1.B, it will not be detrimental to the neighborhood or surrounding properties. And these are the following conditions as recommended by staff:

- a. Site lighting shall be designed so that it will not glare into adjacent residential areas of public rights-of-way.
- b. An acceleration/deceleration lane shall be provided at the church entrance provided that GDOT concurs.
- c. Any addition or expansion of the use not in compliance with the submittal plan shall be required an additional special exception.
- d. Temporary buildings that were approved for use at 776 Vaughn School Road shall be removed at the time a certificate of occupancy is issued for the subject property.

At the regular scheduled meeting this month, the Board of Appeals did recommend the conditional approval by a vote of 5-0 with the recommended conditions as presented by staff.

Speaking for the approval of Application #13-12S:

1. Rev. Mike Barnes, 551 Lakeside Drive, Williamson, Georgia
2. Rev. Grady Caldwell, 89 Wellington Drive, Griffin, Georgia

Speaking against approval of Application #13-12S:

1. Rev. Dan Jones, 105 Windsor Drive, Griffin, Georgia
2. Mr. Wes Waldon, 124 Briarcliff Road, Griffin, Georgia
3. Ms. Kathy Waldon, 124 Briarcliff Road, Griffin, Georgia

Chairman Flowers-Taylor asked for clarification of the location of the proposed new church in relation to the Lighthouse Baptist Church. The proposed church will be located on the Northwest corner of Bicycle Road and Hwy. 92 and the Lighthouse Baptist Church is located on the Northeast corner of Bicycle Road and Hwy. 92.

Chairman Flowers-Taylor asked how long Lighthouse Baptist Church had been at the location and was informed since 1980. She then asked how many parishners the church had and was informed approximately 80 people. New Salem attendance is approximately 180 for Sunday school and approximately 200 in morning worship.

Chairman Flowers-Taylor inquired as to the installation of acceleration /deceleration lanes and Mr. Jacobs advised that is a State highway so that would all be covered by GDOT.

Chairman Flowers-Taylor asked what kind of buffer is required.

Mr. Jacobs advised there is a 25' wide vegetative buffer around all sides of the development. They will have to comply with the minimum standards just like any other church would have to comply.

Commissioner Ray asked how much of the wooded lot are we looking at being removed for Phase I?

Rev. Barnes advised at this time, according to the engineers we have working on our site plans, we are looking at removing 4.5 to 6 acres of the 34 acres of wooded lot for the Phase I development. Our desire is to keep it as natural as possible, just to open it up for visibility from the main road. We want to leave the natural beauty of the property until there is a need for it to be removed.

Chairman Flowers-Taylor asked if all of the parking will be in front.

Mr. Jacobs advised according to their initial site plan all of the parking will be in the front once you get into the in depth development of the property the parking could extend to the side of the building.

Motion/Second by Gardner/Ray to approve Application #13-12S for the Special Exception to allow a Church, synagogue, chapel or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting development standards in the AR-1 District with the following conditions:

- a. Site lighting shall be designed so that it will not glare into adjacent residential areas or public rights-of-way.***
- b. An acceleration/deceleration lane shall be provided at the church entrance provided that the GDOT concurs.***
- c. Any addition or expansion of the use not in compliance with the submitted plan shall require an additional special exception.***
- d. Temporary buildings that were approved for use at 776 Vaughn School Road shall be removed at the time a certificate of occupancy is issued for the subject property.***

Motion carried unanimously by all.

- 2. Application #13-04Z:** R & B Portable Solutions, LLC -1260 Enterprise Way (1.376 acres) and 1278 Enterprise Way (2.272 acres) located in Land Lot 117 of the 2nd Land District- requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Chad Jacobs, Community Development Director, advised this is a request for a rezoning from C-1 to C-1B on Enterprise Way, the main difference between C-1 which is Highway Commercial and C-1B which is Heavy commercial is the ability to do unenclosed outside storage.

Currently the property consists of two tracts, the applicant plans to combine the properties into one tract. The property is currently being used as a mini warehouse storage, this storage facility is actually a grandfathered use, the current zoning doesn't allow for it. This rezoning would bring the current use into compliance and would allow the applicant to sell portable storage buildings and they need to have the outdoor storage in order to be able to store those buildings outside.

We have done a number of these rezoning's in the past along the 19-41 corridor from C-1 to C-1B. The company has submitted a site plan. The staff recommends the conditional approval of the request as the rezoning would not increase the threat to the general public health, safety or welfare beyond acceptable measures. The request is consistent with the future land use map of Spalding County. We do recommend the following conditions:

- a. All outdoor storage shall be neat and orderly at all times. Buildings shall be stored in orderly rows with access drive between rows.
- b. The existing office trailers shall be moved to meet front yard setbacks or a variance applied for and approved.
- c. All portable storage buildings shall comply with all setback lines.
- d. Any expansion of the existing mini-warehouse use shall be compliant with current Spalding County development code standards.
- e. Proposed trees shall be installed pursuant to site plan.
- f. Shrubbery will be installed at a rate of three (3), three (3) gallon shrubs between each proposed tree for a total of 30 shrubs. See redline on site proposed plan.
- g. All landscaping shall be installed within 45 days of zoning approval.

The Planning Commission at their regular scheduled meeting this month recommended a conditional approval by a vote of 4-0.

Chairman Flowers-Taylor advised there are a lot of other things that can be in C-1B zoning and I would like to know what else can go under this zoning.

Mr. Jacobs advised there are a hand full of additional uses like a cabinet shop is the main thing that comes to mind, but the main difference is the outside storage.

Chairman Flowers-Taylor asked if storage would need to be in the front of the lot.

Mr. Jacobs advised the current setbacks for C-1 is 15' in the front this zoning would push it back to 70'. All of the structures would have to meet that 70' setback.

Speaking for the approval of Application #13-04Z:

Mr. Jim Robertson, 2062 Tiffany Lane, Jonesboro, Georgia

Motion/Second by Ray/Johnson to approve the Application 13-04Z - R & B Portable Solutions, LLC -1260 Enterprise Way

(1.376 acres) and 1278 Enterprise Way (2.272 acres) located in Land Lot 117 of the 2nd Land District requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial with the following conditions:

- a. All outdoor storage shall be neat and orderly at all times. Buildings shall be stored in orderly rows with access drive between rows.**
- b. The existing office trailers shall be moved to meet front yard setbacks or a variance applied for and approved.**
- c. All portable storage buildings shall comply with all setback lines.**
- d. Any expansion of the existing mini-warehouse use shall be compliant with current Spalding Count development code standards.**
- e. Proposed trees shall be installed pursuant to site plan.**
- f. Shrubbery will be installed at a rate of three (3), three (3) gallon shrubs between each proposed tree for a total of 30 shrubs. See redline on site proposed plan.**
- g. All landscaping shall be installed within 45 days of zoning approval.**

Motion carried unanimously by all.

- 3. Amendment to UDO #A-13-07:** Article 7. R-1 Single Family Residential Low Density- Section 703:A(3), Article 7A. R-1A Single Family Residential District- Section 703A:A(3), Article 8. R-2 Single Family Residential District - Section 803:A(6), Article 8A. R-2A Single-Family and Two- Family Residential District- Section 803A:A(6), Article 10. R-4 Single Family Residential District- Section 1003:A(3), Article 11. R-5 Single Family Residential District- Section 1103:A(5), Article 11A. R-6 Planned Residential Community District- Section 1103A:A(3)- delete Family Personal Care Home as principal use.

Chad Jacobs, Community Development Director, advised this is a housekeeping item. Some time ago when the Personal Care Home Standards were added into the UDO, we failed to remove them as a permitted use, right now Personal Care Homes are listed incorrectly as a principle use. This Amendment will eliminate the principle use and make the Personal Care Homes a special exception use correcting that discrepancy.

Motion/Second by Ray/Gardner to approve Amendment to UDO #A-13-07: Article 7. R-1 Single Family Residential Low Density- Section 703:A(3), Article 7A. R-1A Single Family Residential District- Section 703A:A(3), Article 8. R-2 Single Family Residential District - Section 803:A(6), Article 8A. R-2A Single-Family and Two- Family Residential District- Section 803A:A(6), Article 10. R-4 Single Family Residential District- Section 1003:A(3), Article 11. R-5 Single Family Residential District- Section 1103:A(5), Article 11A. R-6 Planned Residential Community District- Section 1103A:A(3)- delete Family Personal Care Home as principal use.

Motion carried unanimously by all.

C. Other Business: None

D. Adjournment.

Motion/Second by Gardner/Miller to adjourn at 6:02 pm. Motion carried unanimously by all.

Chairman

County Clerk
