

## MINUTES

**The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Thursday, January 22, 2015, beginning at 6:00 p.m. with Chairman Rita Johnson presiding. Commissioners Gwen Flowers-Taylor, Bart Miller and Donald F. Hawbaker were present. Commissioner Raymond Ray joined the meeting at 6:17 p.m. Also present were County Manager William P. Wilson Jr., Community Development Director, Chad Jacobs, County Zoning Attorney Newton Galloway and Kathy Gibson, Executive Secretary to record the minutes.**

### **A. Call to Order** led by Chairman Johnson.

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 #14-06Z: Mabbett Family Limited Partnership, Owners - 300 Airport Road (0.41 acre located in Land Lot 116 of the 2nd Land District) - requesting a rezoning from R-1, Single Family Residential Low Density, to C-1, Highway Commercial.

Chad Jacobs, Community Development Director, advised that a number of years ago Airport Road was studied and on the future land use map and comprehensive plan we changed that whole corridor along Airport Road in the County to commercial land use designation. That was a logical change to the land use designation as we started to see small businesses opening along this corridor.

The applicant is asking to go from an R-1 to C-1 which is the Highway Commercial designation. This parcel is approximately 1/3 of an acre with a house. The applicant is looking to establish an office. Mr. Jacobs advised that they had looked at going to C1A; however, due to the setbacks required for the C1A designation and the size of the lot this zoning would not be an option. Staff is recommending approval of this request and at their December 9, 2014 meeting, the Planning Commission also recommended approval.

Mr. Jeremy Buffington, 103 Garden Circle, Milner, GA. Spoke in favor of the Rezoning. Mr. Buffington is with Paragon Consulting Group and they are representing Mr. Henry Mabbett. He stated that the facts are as Mr. Jacobs has stated, their desire is to rezone this property to be utilized as a small office with a maximum of two employees in the office. Mr. Buffington stated that they had presented a site plan with adequate parking to Community Development. Mr. Buffington further stated that they do not plan to have any outdoor storage or anything that would have a negative effect on the appearance of the building. The exterior of the building will remain the same as it is currently. Mr. Buffington advised that, at this time, there has been no tenant identified for this location.

***Motion/second by Flowers-Taylor/Miller to approve Application #14-06Z: Mabbett Family Limited Partnership, Owners - 300 Airport Road (0.41 acre located in Land Lot 116 of the 2nd Land District) - requesting a rezoning from R-1, Single Family Residential Low Density, to C-1, Highway Commercial. Motion carried unanimously by all.***

**C. Other Business:**

1. Discussion of current and future zoning designations and future land use designations along the North Hill Street corridor.

Mr. Wilson advised that Commissioner Flowers-Taylor had requested this item and Mr. Jacobs provided a map of the area to be discussed.

Commissioner Flowers-Taylor stated that some years ago we had tried to establish a Tax Allocation District along the North Hill Street, the item was put to a vote and it passed in the City, but not in the County. Which leaves us with a situation surrounding the zoning on North Hill Street, this zoning was adopted in 1962 and has not been changed since that time. Over the last 40+ years there has been a lot of residential housing going into this area.

Mr. Jacobs stated that this area has an abundance of homes on North Hill Street that are currently residential but the zoning is C-2. Mr. Jacobs suggested that the zoning needs be addressed one step at a time. He stated that a number of the parcels can be rezoned residential; however, there is a need to rezone them at the proper residential classification (R1, R2, R3 etc.). Residential zoning is neutral the differential is basically in the size of the dwelling. Mr. Jacobs stated that some of the properties are currently being used as Commercial Businesses and those would have to be looked at individually to determine their designation.

Commissioner Flowers-Taylor stated that when the zoning was initially done, there was no future land use map and the anticipation for the area was that this would be the next industrial/commercial development area for the County. She stated that in consideration of the number of homes currently in the area it is incumbent upon the Board to look at what we want to see as far as future development in this area.

Newton Galloway stated that in 2008, in anticipation of the Tax Allocation District, the City and the County participated in a corridor study on that area and recommendations were made for the redevelopment/renewal of the area. What was presented was a proposal to put a moratorium on that corridor, look at the future land use map and look at redevelopment. He further stated that the key would be to develop an implementation plan for the area to start with what is on the ground now and determine in which direction you want to grow the area.

Consensus of the Board is to consider the planning and zoning of the North Hill Street area as an item for a workshop by the Board at the meeting on Saturday, January 24. At that time Mr. Jacobs and Mr. Galloway can work on a plan and proposal for this area to present at the workshop.

**D. Adjournment**

***Motion/Second by GFT/Ray to adjourn the meeting at 7:00 p.m. Vote carried unanimously by all.***

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/s/ Rita Johnson  
Chairman

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/s/ William P. Wilson, Jr.  
County Manager