

MINUTES

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, April 23, 2015, beginning at 6:00 p.m. with Chairman Rita Johnson presiding. Commissioners Gwen Flowers-Taylor and Donald F. Hawbaker were present. Commissioners Miller and Ray were absent. Also present were Assistant County Manager, Eric Mosley, 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 Rita 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 #15-02S: Victory Praise Cathedral, Inc., Owner - 801 Teamon Road (14 acres located in Land Lot 150 & 151 of the 3rd Land District) - requesting a Special Exception to allow a church, synagogue, chapel, or other place of worship including educational building, parsonage, church-related nursery or kindergarten and other related uses in the AR-1 District.

Chad Jacobs, Community Development Director advised that Victory Praise Cathedral, Inc. requested the item be tabled to the next hearing.

Newton Galloway, Zoning Attorney, stated that the applicant, by right, can request that the application be tabled one time, then it has to be heard.

Motion/Second by Flowers-Taylor/Hawbaker to table Application #15-02S: Victory Praise Cathedral, Inc., Owner - 801 Teamon Road (14 acres located in Land Lot 150 & 151 of the 3rd Land District) - requesting a Special Exception to allow a church, synagogue, chapel, or other place of worship including educational building, parsonage, church-related nursery or kindergarten and other related uses in the AR-1 District until the Public Zoning Hearing in May. Motion carried unanimously by all.

2. Amendment to UDO #A-15-01: Article 1. General - Section 106:A - amend Uniform Development Standards adopted by Spalding County.

Mr. Jacobs advised that this will amend the Spalding County Ordinance from the 2011 Edition of the code to the 2014 Edition of the code. Mr. Jacobs stated that occasionally the DCA will change their codes and we then need to amend our Ordinance to stay up to date with the building codes. Staff recommends approval and at their regular scheduled meeting in March the Planning Commission also voted to approve amending the Ordinance.

Motion/Second by Flowers-Taylor/Hawbaker amend the UDO #A-15-01: Article 1. General - Section 106:A - amend Uniform Development Standards adopted by Spalding County. Motion carried unanimously by all.

3. Amendment to UDO #A-15-02: Article 5. AR-1 - Section 503(C)(6), Article 6. AR-2 - Section 603(C) (5), Article 7. R-1 - Section 703(C)(6), Article 7A. R-1A - Section 703A(C)(6), Article 8. R-2 – Section 803(C)(6), Article 8A. R-2A - Section 803A(C)(6), Article 10. R-4 - Section 1003(C)(6) and Article 11. R-5 - Section 1103(C)(6) - amend non-commercial garden, including greenhouse and other customary garden structures.

Motion/Second by Hawbaker/Flowers-Taylor to amend UDO #A-15-02: Article 5. AR-1 - Section 503(C)(6), Article 6. AR-2 - Section 603(C) (5), Article 7. R-1 - Section 703(C)(6), Article 7A. R-1A - Section 703A(C)(6), Article 8. R-2 – Section 803(C)(6), Article 8A. R-2A - Section 803A(C)(6), Article 10. R-4 - Section 1003(C)(6) and Article 11. R-5 - Section 1103(C)(6) - amend non-commercial garden, including greenhouse and other customary garden structures.

Commissioner Flowers-Taylor asked what the changed involved.

Mr. Jacobs advised that currently if someone in these districts had a garden that produced more than the family needed, they could not go to local farmers markets and sell the excess produce. The changes proposed will allow for the local farmers to sell their produce at farmer's markets. He further advised that some farmers markets will not allow local growers to sell their produce without a business license and this change will allow for a business license to be issued so resident can sell his excess produce at a farmers market.

He also advised that this update would move the County more toward an urban agricultural environment. He further advised that the amendment does include language that the produce cannot be sold on their property, so we do not have produce stands in front of homes in residential areas.

Motion carried unanimously by all.

4. Amendment to UDO #A-15-03: Article 2. Definitions of Terms Used - Section 203:S - amend definition of Manufactured Home, Class A.

Mr. Jacobs stated that this language as it relates to the Manufactured Housing Code needs to be updated to the language that applies to Manufactured Housing now. He stated that this change will update the language to the current requirements for Manufactured Housing according to HUD and DCA.

Motion/Second by Hawbaker/Flowers-Taylor to amend UDO #A-15-03: Article 2. Definitions of Terms Used - Section 203:S - amend definition of Manufactured Home, Class A. Motion carried unanimously by all.

C. Other Business:

Chairperson Rita Johnson reminded everyone there will be a Board of Commissioners Work Session on Monday, April 27 at 4:00 p.m.

D. Adjournment

Motion/Second by Flowers-Taylor/Hawbaker to adjourn at 6:16 p.m. Motion carried unanimously by all.

/s/ _____
Rita Johnson, Chairperson

/s/ _____
William P. Wilson, Jr., County Clerk