

Agenda

Spalding County Planning Commission

July 28, 2015

7:00 PM

Room 108, Courthouse Annex

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 Planning Commission. 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 #FLA-15-01:** Colony Bank has requested a future land use map change from Low Density Residential to Crossroad Commercial for the following: 7610 Newnan Road (1.379 acres located in Land Lot 14 of the 1st Land District)
2. **Application #15-01Z:** Colony Bank, Owner - 7610 Newnan Road (1.379 acres located in Land Lot 14 of the 1st Land District) - requesting a rezoning from AR-1, Agricultural and Residential, to C-1, Highway Commercial.
3. **Application #FLA-15-02:** McIntyre Corporation d/b/a McIntyre Fencing Company has requested a future land use map change from Medium-Density Residential to Industrial for the following: 583, 585, 587, 661, 663, 665, 667, 669, 671 and 1065 Hudson Road (7.69 acres located in Land Lot 211 of the 2nd Land District).
4. **Application #15-02Z:** Christal Yancey, Owner - McIntyre Corporation, Agent - 583 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1 Agricultural and Residential to C-2 Manufacturing.
5. **Application #15-02AZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 585 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.
6. **Application #15-02BZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 587 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.
7. **Application #15-02CZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 661 Hudson Road (0.34 acre located in Land Lot 221 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.
8. **Application #15-02DZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 663 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.
9. **Application #15-02EZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 665 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.
10. **Application #15-02FZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 667 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.
11. **Application #15-02GZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 669 Hudson Road (0.26 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

12. **Application #15-02HZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 671 Hudson Road (0.05 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.
13. **Application #15-02IZ:** Christal Yancey, Owner - McIntyre Corporation, Agent - 1065 Hudson Road (5 acres located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

C. Approval of Minutes:

14. Consider approval of June 30, 2015 minutes.

D. Other Business:

E. Adjournment



SPALDING COUNTY PLANNING COMMISSION
Application #FLA-15-01

Requesting Agency

Office of Community Development

Requested Action

Application #FLA-15-01: Colony Bank has requested a future land use map change from Low Density Residential to Crossroad Commercial for the following: 7610 Newnan Road (1.379 acres located in Land Lot 14 of the 1st Land District)

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The applicant has initiated a request to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan for property along the Newnan Road corridor near Hollonville Road from Low Density Residential to Crossroads Commercial.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|------------|
|  Application #FLA-15-01 | 7/21/2015 | Cover Memo |

Form FLUM-001
**Land Use Amendment
 Application Form I**

FLUMA No: 15-01

Project Information

Project Name: _____

Name, of Individual Completing form (include Title and Company Name if applicable):

Colony Bank, 206 North Church Street, Thomaston, GA 30286

Jeffery Alton, City President

Telephone: (706)647-6601 Fax: (706)647-6019

E-mail: jeffery.alton@colonybank.com

Name of Property Owner if different from individual completing this form (include Title and Company Name if applicable): _____

Project Description: Using the table below, select the development type that most accurately describes the proposed project (**select only one**). In the second column, provide a brief description of the project.

| Development Type | Project Description | Project Thresholds |
|--|----------------------------|--|
| <input type="checkbox"/> Residential A | | Less than five acres or less than 5 dwelling units |
| <input type="checkbox"/> Residential B | | 5-acres up to 50-acres or 5-dwelling units to 50-dewlling units |
| <input type="checkbox"/> Residential C | | 50-acres up to 200-acres or 50-dwelling units up to 200-dwelling units |
| <input type="checkbox"/> Residential D | | 200-acres up to 400 acres or 200-dwelling units to 500-dwelling units |
| <input type="checkbox"/> Residential E | | Above 500-acres or 500 |

| | | |
|--|--|--|
| | | dwelling units. |
| <input type="checkbox"/> Office/Institutional A | | Less than 5000 square feet |
| <input type="checkbox"/> Office/Institutional B | | Less than 10,000 square feet |
| <input type="checkbox"/> Office/Institutional C | | Less than 50,000 square feet |
| <input type="checkbox"/> Office/Institutional D | | Less than 200,000 Square Feet |
| <input type="checkbox"/> Office/Institutional E | | Less than 400,000 Square Feet |
| <input type="checkbox"/> Office/Institutional F | | Greater than 400,000 square feet |
| <input checked="" type="checkbox"/> Commercial A | | Less than 5000 square feet |
| <input type="checkbox"/> Commercial B | | Less than 10,000 square feet |
| <input type="checkbox"/> Commercial C | | Less than 50,000 square feet |
| <input type="checkbox"/> Commercial D | | Less than 200,000 square feet |
| <input type="checkbox"/> Commercial E | | Less than 400,000 square feet |
| <input type="checkbox"/> Commercial F | | Greater than 400,000 square feet |
| <input type="checkbox"/> Industrial A | | Less than 5000 square feet |
| <input type="checkbox"/> Industrial B | | Less than 10,000 square feet |
| <input type="checkbox"/> Industrial C | | Less than 50,000 square feet |
| <input type="checkbox"/> Industrial D | | Less than 200,000 square feet |
| <input type="checkbox"/> Industrial E | | Less than 400,000 square feet |
| <input type="checkbox"/> Industrial F | | Greater than 400,000 square feet |
| <input type="checkbox"/> Mixed Use/Village A | | Less than 5-acres or less than 10,000 square feet* |
| <input type="checkbox"/> Mixed Use/Village B | | Less than 10 -acres or less than 50,000 square |

| | | |
|--|--|--|
| | | feet.* |
| <input type="checkbox"/> Mixed Use/Village C | | 11 to 50 acres or 100,000 square feet.* |
| <input type="checkbox"/> Mixed Use Village D | | 51 to 100-acres or 200,000 square feet.* |
| <input type="checkbox"/> Mixed Use Village E | | More than 100-acres or more than 200,000 square feet*. |

* If any of the square footages of any individual use within the mixed use development exceeds the threshold listed for that use, it shall be categorized in that use category. For the purposes of establishing gross square footage in the mixed use category each proposed residential dwelling shall be calculated at 1,800 square feet.

Project Physical Location: 7610 Newnan Road (Hwy. 16), Brooks, GA 30205

Tax Map Code: 280 01004A

Current designation(s) on the Spalding County Future Land Use Map: _____

Low Density Residential

Proposed designation(s) on the Spalding County Future Land Use Map: _____

Crossroad Commercial

What are the principal streets or roads providing vehicular access to the site: _____?

Newnan Road a/k/a Hwy. 16

Is the project entirely within the unincorporated portion of Spalding County?

Yes No (circle one)

If no, what other jurisdiction(s) will the project be located in? _____

The initial request associated with this map amendment is:

- Rezoning
- Special Exception
- Both
- Other: _____

Total proposed:

Single Family detached dwellings: _____

Townhouse or Condominium Dwellings: _____

Loft Dwellings: _____

Apartment Dwellings: _____

Flex Space Units: _____ Sq. Feet

Retail Area: _____ Sq. Feet

Office Area: _____ Sq. Feet

Industrial Area _____ Sq. Feet

Will the proposed project be age restricted? Yes No (circle one)

Name of water supplier for this site: City of Griffin

Name of wastewater treatment supplier to the site: NA - septic tank system

Estimated Project Completion Date: NA

Are land transportation or access improvement projects needed to support the proposed project? Yes No (circle one)

If yes, please describe the improvements needed: _____

Form FLUM-001
Land Use Amendment
Application Form II

FLUMA No: 15-01

Project Information

Project Name: _____

Name, of Individual Completing form (include Title and Company Name if applicable):

Colony Bank, 206 North Church Street, Thomaston, GA 30286

Jeffery Alton, City President

Telephone: (706)647-6601 Fax: (706)647-6019

E-mail: jeffery.alton@colonybank.com

Name of Property Owner if different from individual completing this form (include Title and Company Name if applicable): _____

Economic Impact

Estimated value at buildout: Already established.

Estimated annual local tax revenues (i.e. property tax, sales tax) likely will be generated by the proposed development: \$4,000.00

Is the area workforce sufficient to fill the demand created by the proposed project?

Yes No (circle one)

Community Facilities

Water Supply

Estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD): NA

Is sufficient supply capacity available to serve the proposed project? Yes No (circle one)

If no, are there current plans to expand water supply capacity? Yes No (circle one)

If there are plans to expand water supply capacity, briefly describe: NA

If water line extension is required to serve the project, how much additional line (in miles) will be required? NA

Wastewater Disposal

Proposed method of wastewater treatment: Septic tank system

If public or private sewer system name Wastewater Treatment Provider: NA

What is the estimated sewerage flow to be generated by this development, measured in Millions of Gallons (MGD):

NA ?

Is sufficient wastewater treatment capacity available for this proposed project?

Yes No (circle one)

If No, are there any current plans to expand existing wastewater treatment capacity? Yes
No (circle one)

If there are plans to expand existing wastewater treatment capacity, briefly describe: _____

NA

If sewer line extension is required, how much additional line (in miles) will be required?

NA

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak-hour vehicle trips (if only and alternative measure of volume is available, please provide): _____

None

Has a traffic study been performed to determine if transportation odr access improvements will be needed to serve this project: Yes No (circle one)

If yes, please attach.

If transportation improvements are needed please describe: NA

Education and Schools (commercial/office or industrial, skip to next topic)

Are any dwellings within the development proposed to be age restricted? Yes No (Circle One)

If yes, what percentage of the total number of units proposed? _____ %

The proposed project is located in the:

_____ Elementary School Zone

_____ Middle School Zone

_____ High School Zone

Public Safety

Distance to the nearest Spalding County fire station by vehicle road travel?
_____ miles

Number of Spalding County fire stations within 10 miles of the proposed project site:

Post Development ratio of Sheriffs Deputies per 1000 population at current staffing levels: _____

Solid Waste Disposal

How much solid waste is the project expected to generate annually, in tons? NA

Is sufficient landfill capacity available to serve this proposed project? Yes No (circle one)

If no, are there any current plans to expand landfill capacity? Yes No (circle one)

If there are plan to expand landfill capacity, briefly describe: NA

Will any hazardous waste be generated by the development? Yes No (circle one)

If yes, please describe: _____

Stormwater Management

What percentage of the proposed development will be impervious surface once the proposed development is constructed? _____%

Is the project located on or near any watershed or groundwater recharge area? Yes No (circle one)

Environment Quality

Is the project located within or likely to affect any of the following (please check all that apply)

- Water supply water sheds
- Significant groundwater recharge areas
- Wetlands
- Protected river corridors
- Steep slopes
- Old-growth forest
- Floodplains
- Historic Resources
- Other environmentally sensitive resources

If you checked any of the above identify how the protected resources might be affected:

Additional Information Required

Based on the project thresholds below, please attach 3 copies of the information and or documents checked in each box.

| Attachments | Level A | Level B | Level C | Level D | Level E | Level F |
|---|---------|---------|---------|---------|---------|---------|
| Form II | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Project Description | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Preliminary Site Development Plan | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Map of proposed FLUM Change (include adjacent properties) | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Environmental Impact Analysis | | | | ✓ | ✓ | ✓ |
| Traffic Study (tie to County or regional traffic model) | | | | ✓ | ✓ | ✓ |

S P A L D I N G C O U N T Y
P L A N N I N G C O M M I S S I O N

DATE: July 28, 2015

TO: Spalding County Planning Commission
Spalding County Board Of
Commissioners

FROM: Department of Community Development

**RE: Future Land Use Map Amendment
#15-01FLA
Total ± 1.379 acres
Low Density Residential to
Crossroads Commercial**

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced amendment application.

Identification of the Property

Size and Location:

The application requests amendment for the subject property consisting of a total of 1.379 acres, more or less, located at 7610 Newnan Road.

Map Code:

280-01-004A

Applicant:

Colony Bank

Overview of Request:

The applicant has initiated a request to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan for property along the Newnan Road corridor near Hollonville Road from Low Density Residential and Crossroads Commercial.

Amendment Analysis:

The applicant proposes to rezone the subject property to C-1, Highway Commercial for the purpose of converting the existing structure from a day care facility to a business that will store estate sale items. The day care facility was a legal nonconforming use (grandfathered).

The property is surrounded by both residential and commercial uses. The commercial uses are the dominate land use pattern along the highway near the Hollonville Road intersection. The Future Land Use Map for this area is planned for Low Density Residential. There are existing commercial businesses on both sides of the subject property that are zoned C-1B, Heavy Commercial and utilized commercially. Redevelopment of the property for a residential use is not likely.

Inclusion of the subject property in the Crossroads Commercial area is logical and consistent with the goals of the Comprehensive Plan.

Schools:

The proposed amendment would not affect the potential for school age children within the schools as the planning designation of the request is for commercial.

Utilities & Infrastructure:

Transportation:

The amendment request will not have a negative effect on traffic in this area. GDOT is currently constructing a roundabout at the Hollonville Road and Newnan Highway intersection to improve flow and safety.

Water:

The corridor is accessible to County water. (Source: Spalding County Water Authority)

Sewerage:

The site is not immediately accessible to public sewer.
(Source: City of Griffin Water and Sewer)

Fire/Rescue:

The closest fire station to the subject property would be the Blalock station.

Wetlands/Watershed Area:

Per the site plan submitted no portion of this site is within Flood Zones as per panel No. 132 55C 0050D.

This site is not located within a watershed district, as indicated by the S-2 Watershed Overlay Map.

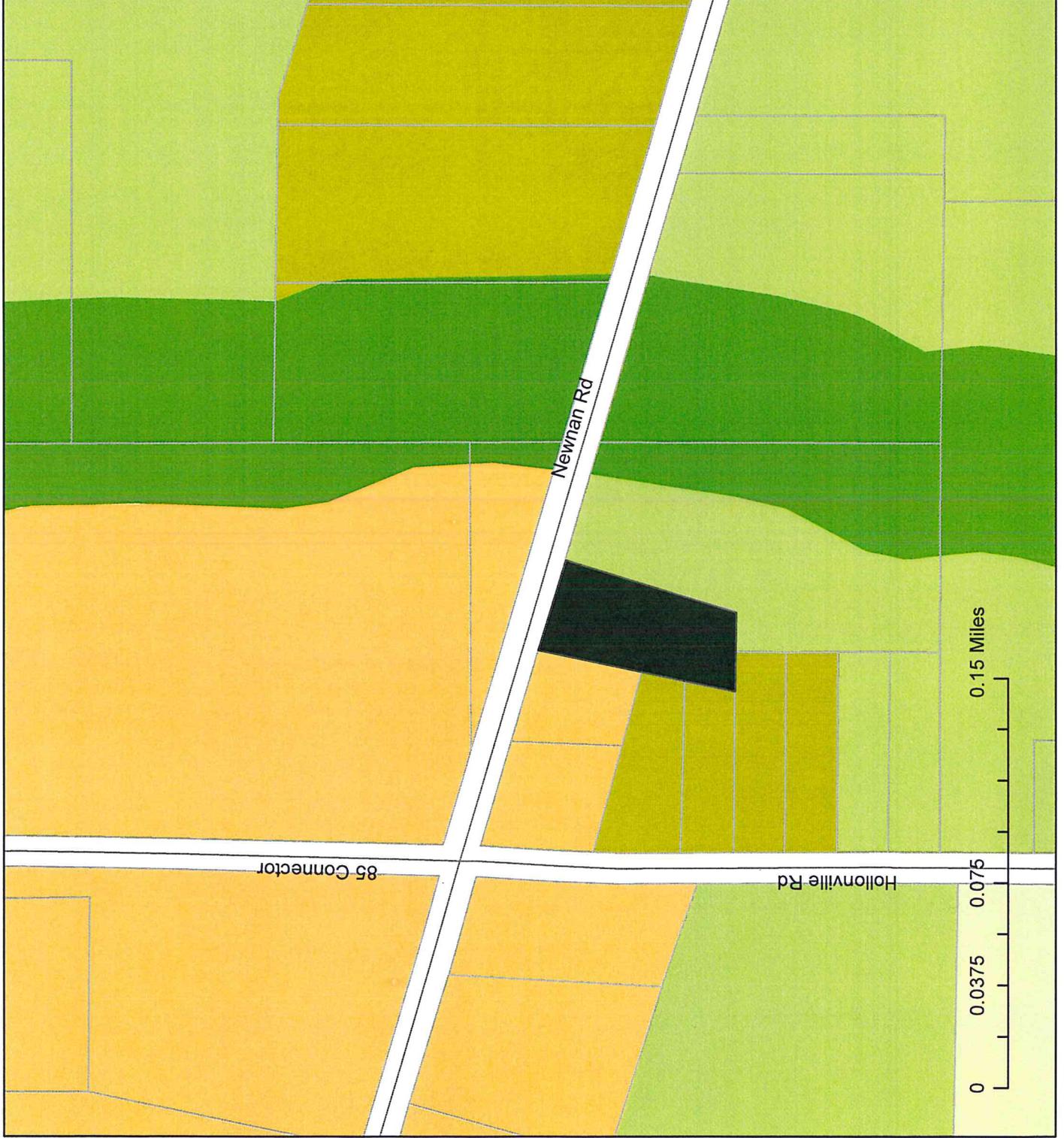
This site is not within any recharge areas indicated on the S-3 Ground Water Recharge Overlay Map.

Staff Recommendations:

Staff recommends **APPROVAL** to amend the FLUM for this property for the following reasons:

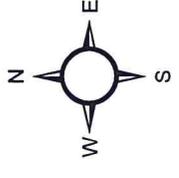
1. The request is consistent with the goals and suggested land use pattern of the Comprehensive Plan.

FLA-15-01 Colony Bank



-  Agriculture
-  Commercial
-  Crossroads Commercial
-  Forestry
-  Industrial
-  Institutional/Public
-  Low-Density Residential
-  Medium-Density Residential
-  Open Space Network
-  Parks and Recreation
-  Regional Commercial Center
-  Rural Reserve
-  Transportation/Communication/Utilities
-  Village Node

1 inch = 277.841159 feet



Parcels - Multiple

Spalding County GIS
 (770) 467-4220
 cjacobs@spaldingcounty.com



SPALDING COUNTY PLANNING COMMISSION
Application #15-01Z

Requesting Agency

Office of Community Development

Requested Action

Application #15-01Z: Colony Bank, Owner - 7610 Newnan Road (1.379 acres located in Land Lot 14 of the 1st Land District) - requesting a rezoning from AR-1, Agricultural and Residential, to C-1, Highway Commercial.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The applicant has requested approval from Spalding County to rezone the property from AR-1, Agricultural Residential, to C-1, Highway Commercial. The subject property will be utilized a commercial retail space consisting of storage for estate sales.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|------------|
|  Application #15-01Z | 7/21/2015 | Cover Memo |

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-012

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Contact Person: Jeffery Alton
City President

PROPERTY OWNER INFORMATION

Name: Colony Bank

Address: 206 North Church Street

City: Thomaston

State: GA Zip: 30286

Phone: (706)647-6601

Phone: Same as above

APPLICANT IS THE:

Owner's Agent / Employee _____ Property Owner _____ Developer

Present Zoning District(s): AR-1 Requested Zoning District(s): C-1

Land District(s): 1 Land Lots(s): 14 Acreage: 1.36

Address Of Property: 7610 Newnan Road (Hwy.16), Brooks, GA 30205

Proposed Development: NA

1.376 (act)
7/8/15
(per metes & bounds)

OTHER REQUIRED INFORMATION

Checklist

- X Attach 1 copy of plat prepared by a registered land surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.
- X Please attach a statement describing the proposed development.
- X Please attach a deed, certified by the Clerk of Court, of the property proposed for rezoning.
- X Please attach a copy of metes and bound description of the property for rezoning.
- NA Please attach 1 copy (24 x 36) and 1 copy (11 x 17) of the conceptual site plan, if applicable (see Page 7).
- NA If proposed property is within the S-2 Sensitive Land-Watershed Protection District, please submit a plat or drawing to scale showing the exact location of any surface water that is located on or within 250 feet of the subject property.

 1 Is the property recorded as one (1) or multiple parcel(s)?

OFFICE USE ONLY

Date Received: 6-16-15 Amount of Fee: \$500⁰⁰

Received By: C. McDaniel Receipt Number: 799810

REZONING APPLICANT'S RESPONSE

Pursuant to Section 414 of the Zoning Ordinances, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether a proposed rezoning (or special use permit) will permit a use that is suitable in view of the use and zoning of adjacent and nearby property: The use as a commercial building represents a compatible use with the surrounding neighborhood, which consists of various single and multi-tenant office/warehouse buildings.

(B) Whether the property is suitable for the proposed use: The building layout is designed for single or multi-tenant occupancy and is considered functional when compared to competing buildings in the market.

(C) What is the length of time the property has been vacant?: Approximately 8 months.

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned?: There are no visible signs of any hazards at this site. There are also no environmental hazards present that would impact public health and safety.

(E) Whether and to what extent is the subject property value diminished under the present zoning?: The subject property had been grandfathered in as commercial use over the years with no diminished property value. Any drop in value was not due to the zoning.

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning?: Since the subject property had been utilized for commercial use in the past, there should be little change once the property is zoned C-1.

Use Additional Pages, If Necessary

OFFICE USE ONLY

Date Received: 6-16-15

Received By: C. McDaniel

**PROPERTY OWNER'S CERTIFICATION OF
OWNERSHIP AND ZONING COMPLIANCE**

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certifies that the agent, if different from the owner, is authorized to file this application.

Colony Bank
Print Name of Owner(s)

Jeffery Alton
Print Name of Agent, If Not Same as Owner
City President

Signature of Owner(s) Date
or Signature of Authorized Officer or Agent
(if applicable)

Jeffery Alton
Signature of Agent

Tammy R Price
Signature of Notary Public

4/17/15
Date



OFFICE USE ONLY

Date Received: 6-16-15

Received By: C. McDaniel

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

A. APPLICANT'S DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

 No (Yes/No)

If the answer is Yes, please complete the following section:

| Name and Official Position Of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution Was Made (within last two years) |
|---|--|--|
| (1) _____ | (1) _____ _____ | (1) _____ _____ |
| (2) _____ | (2) _____ _____ | (2) _____ _____ |

Attach additional sheets if necessary to disclose or describe all contributions.

**B. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

 No (Yes/No)

If the answer is Yes, please complete the following section:
ZONING MAP CHANGE
PAGE 6

| Name and Official Position Of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution Was Made (within last two years) |
|---|--|--|
| (1) _____ | (1) _____ _____ | (1) _____ _____ |
| (2) _____ | (2) _____ _____ | (2) _____ _____ |

Attach additional sheets if necessary to disclose or describe all contributions.

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

| | | |
|------------------------|------|------------------------------|
| Signature of Applicant | Date | Type or Print Name and Title |
|------------------------|------|------------------------------|

| | | |
|---|------|------------------------------|
| Signature of Applicant's Attorney Or Representative | Date | Type or Print Name and Title |
|---|------|------------------------------|

OFFICE USE ONLY

Date Received 6-16-15 Case # 15-012 Accepted By C. McDaniel

SITE PLAN REQUIREMENTS FOR ZONING

Section 416: Site Plan Requirements for Rezoning. Any Applicant seeking rezoning of property to the following zoning districts of Spalding County, Georgia, C-1, C-1A, C-1B, C-1C, C-2, C-3, PDD, PRRRD, and O-I or seeking rezoning for any property subject to the requirements of the Spalding County Subdivision Ordinance, Zoning Ordinance of Spalding County, Appendix A for residential development within the following zoning districts of Spalding County, Georgia, AR-1, AR-2, R-1, R-2, R-2A, R-3, R-4, R-5 and R-6 shall submit a conceptual site plan depicting the proposed use of the property including: (#A-03-28, 10/06/03)

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;
- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals (USGS Quad Sheets may be used);
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

(Revised 10/31/03)

Statement of Proposed Purpose

The subject property consists of one corrugated metal building measuring 60' X 60' or 3,600 square feet situated on 1.36 acres. Pike Academy Discovery Center, a child daycare facility, was the last use of the building and was in operation from 2001 until September 2014.

The intended buyer conducts estate sales throughout central Georgia, and would use the building for storage of left over items from these sales.

The interior is partitioned into several rooms which the buyer may remove or redesign to meet her needs.

BOOK 3931 PAGE 307

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA

2015 MAR 16 PM 12 42

Real Estate Transfer Tax
Paid \$ 0
Date 3-16-15
PT - 61 126- 2015-561

BY B
MARCIA L. NORRIS, CLERK

Marcia L. Norris
Clerk of Superior Court, Spalding Co., Ga.

FORECLOSURE DEED

DOCUMENT PREPARED BY
DAVID M. WOLFSON
ATTORNEY AT LAW
1010 WILLIAMS STREET
VALDOSTA, GA 31601
PHONE NO. (229) 257-0080

STATE OF Georgia
COUNTY OF Ben Hill

THIS INDENTURE, made and entered into on this 3rd day of March, 2015.

WITNESSETH:

THAT WHEREAS, on the 3rd day of March, 2015, during the legal hours of sale, COLONY BANK F/K/A COLONY BANK THOMASTON AN OFFICE OF COLONY BANK ASHBURN, of the County of Ben Hill, State of Georgia, did expose for sale at public outcry to the highest bidder for cash, before the Courthouse door in Spalding County, Georgia, the lands hereinafter described, and COLONY BANK was the highest and best bidder at and for ONE HUNDRED THIRTY THOUSAND DOLLARS AND 00/100 (\$130,000.00) cash; and said property was then and there knocked off to COLONY BANK, 115 S. GRANT STREET, FITZGERALD, GA 31750, at said sum. The sale was made by COLONY BANK F/K/A COLONY BANK THOMASTON AN OFFICE OF COLONY BANK ASHBURN, under and by virtue of power and authority granted to COLONY BANK F/K/A COLONY BANK THOMASTON AN OFFICE OF COLONY BANK ASHBURN, in a certain Deed To Secure Debt executed by PIKE ACADEMY DISCOVERY CENTER, INC. to COLONY BANK THOMASTON AN OFFICE OF COLONY BANK ASHBURN, dated June 16, 2006 and recorded in Deed Book 2929, Page 155, in the Office of the Clerk of Superior Court of Spalding County, Georgia. Said sale was made after advertisement of the time, place and terms thereof in the *Dodge County News*, Griffin, Spalding County, Georgia, having general circulation in Spalding County, Georgia, and being the publication which Sheriff's advertisements for said County are now published, once a week for four weeks prior to said sale, to-wit: February 6, 13, 20 and 27, 2015. Said advertisement in all respects complied with the requirements of the power of sale contained in said Deed To Secure Debt. Further, said sale was made for the purpose of paying the indebtedness due to the said COLONY BANK F/K/A COLONY BANK THOMASTON AN OFFICE OF COLONY BANK ASHBURN, secured by said Deed To Secure Debt and expenses of the sale; all of which matured and are payable because of default of said PIKE ACADEMY DISCOVERY CENTER, INC., in the payment of the Note secured by said Deed To Secure Debt.

BOOK 3931 PAGE 308

Further, notice of the initiation of proceedings to exercise the power of sale in the Deed to Secure Debt was given to the debtor no later than thirty (30) days prior to the sale hereunder as provided in OCGA Section 44-14-162.2.

NOW, THEREFORE: the said COLONY BANK F/K/A COLONY BANK THOMASTON AN OFFICE OF COLONY BANK ASHBURN, acting under and by virtue of the power of sale contained in said Deed To Secure Debt, for and in consideration of \$130,000.00 paid and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed, and does hereby bargain, sell and convey unto said COLONY BANK, its successors and assigns, 115 S. GRANT STREET, FITZGERALD, GA 31750, the following described property, viz:

All that tract or parcel of land lying and being in Land Lot 14 of the First Land District of Spalding County, formerly, Monroe County, Georgia and being more particularly shown and designated as Tract B containing 1.36 acres on a plat of survey entitled, "Property Survey for Leonard Irwin", prepared by Kenneth E. Presley Associates, Inc., Registered Land Surveyor, dated May 23, 1983, which plat is recorded in Plat Book 15, Page 96, Spalding County, Georgia records, to which plat reference is made for the purpose of incorporating herein. Being the same property as conveyed to Patsy Kilmartin by Warranty Deed recorded August 2, 1985 in Deed Book 763, Page 13, Spalding County, Georgia records, to which plat and Warranty Deed reference are made for the purpose of incorporating herein.

Less & Except that particular Department of Transportation Easement found at Book 3817, Page 129, Spalding County Georgia records.

TO HAVE AND TO HOLD the said described property unto the said COLONY BANK, its successors and assigns, in fee simple.

It is the purpose and intent of this instrument to convey all of the right, title, equity and interest in said PIKE ACADEMY DISCOVERY CENTER, INC., his/her/their legal representatives and assigns, and all persons whomsoever claiming under him/her/them in and to said lands.

IN WITNESS WHEREOF, PIKE ACADEMY DISCOVERY CENTER, INC., acting by and through his/her/their attorney-in-fact, as aforesaid, has/have caused these presents to be duly executed, sealed and delivered in the name of and on behalf of PIKE ACADEMY DISCOVERY CENTER, INC. on the day and year first above written.

COLONY BANK F/K/A COLONY BANK THOMASTON
AN OFFICE OF COLONY BANK ASHBURN AS
ATTORNEY IN FACT FOR PIKE ACADEMY
DISCOVERY CENTER, INC.

BY: [Signature] (SEAL)
NAME: LEE BACWELL
TITLE: SVP.

Signed, sealed and delivered
in the presence of:

Nancy Munder
Plain Witness
Andrea Davis
Notary Public
My Commission Expires:



ATTEST: [Signature] (SEAL)
NAME: Donette Masgrove
TITLE: S.V.P.

(LENDER'S SEAL)

All that tract or parcel of land lying and being in Land Lots 14 of the 1st District originally Monroe now Spalding County, Georgia, and being more particularly described as follows:

Commencing at Centerline intersection of Georgia State Route 16 and Hollonville Road. Thence S 68 degrees 24 minutes 45 seconds East 426.78 feet to a nail on the Southern right of way of Georgia State Route 16 (Right of Way Varies):

Thence along the Southern right of way of Georgia State Route 16 South 74 degrees 03 minutes 50 seconds East 181.08 feet to a 3/4" open top found:

Thence leaving said right of way South 16 degrees 02 minutes 38 seconds West 337.95 feet to a #4 rebar found:

Thence North 89 degrees 47 minutes 05 seconds West 72.45 feet to a #4 rebar found:

Thence North 88 degrees 57 minutes 09 seconds West 85.56 feet to a 3/4" open top found:

Thence North 16 degrees 14 minutes 38 seconds East 98.98 feet to a 3/4" open top found:

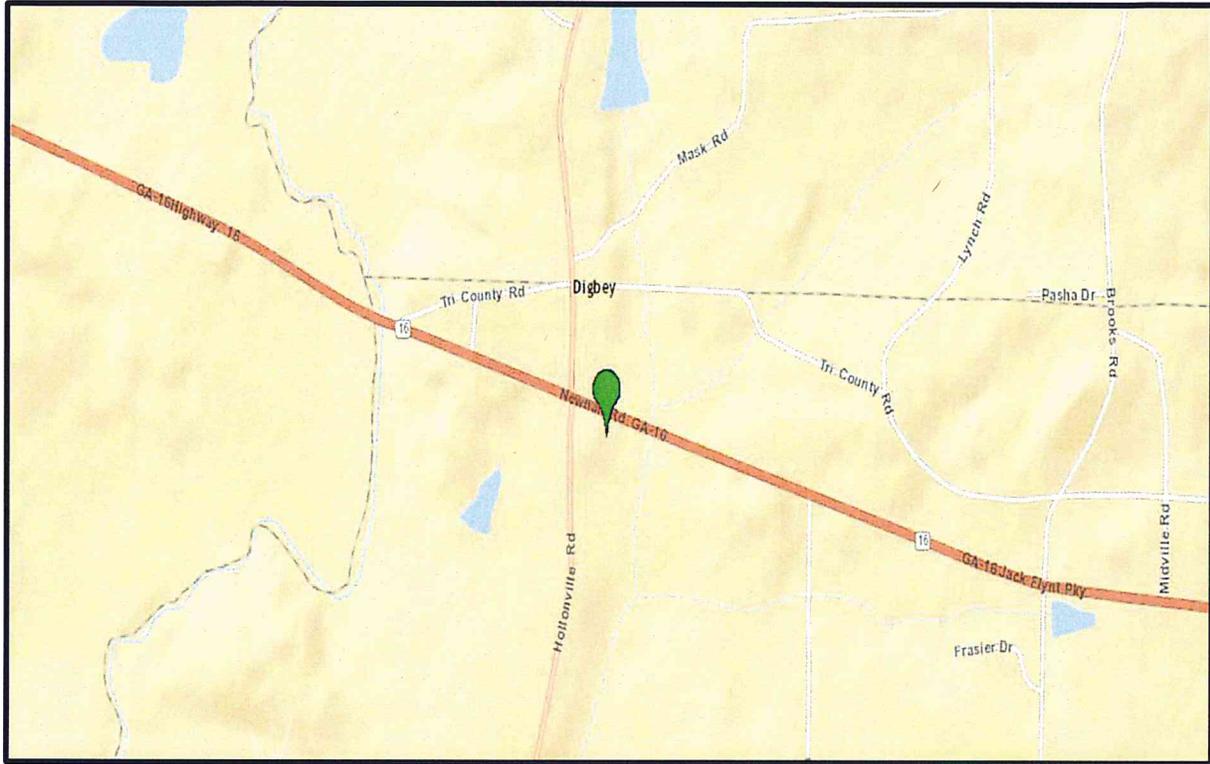
Thence North 88 degrees 02 minutes 28 seconds West 9.95 feet to a #4 rebar found:

Thence North 12 degrees 07 minutes 05 seconds East 283.62 feet to a Nail found: on the Southern Right of way of Georgia State Route 16:

Said point being the Point of Beginning.

Said tract or parcel contains 1.379 Acres

Street Map



According to the FLOODSCAPE Flood Map 13255C0050D, dated May 3, 2010, the subject is located in Zone X. Zone X is defined as areas determined to be outside the 500-year floodplain. This report assumes that the property is not in a flood hazard area and will not be subject to flooding.



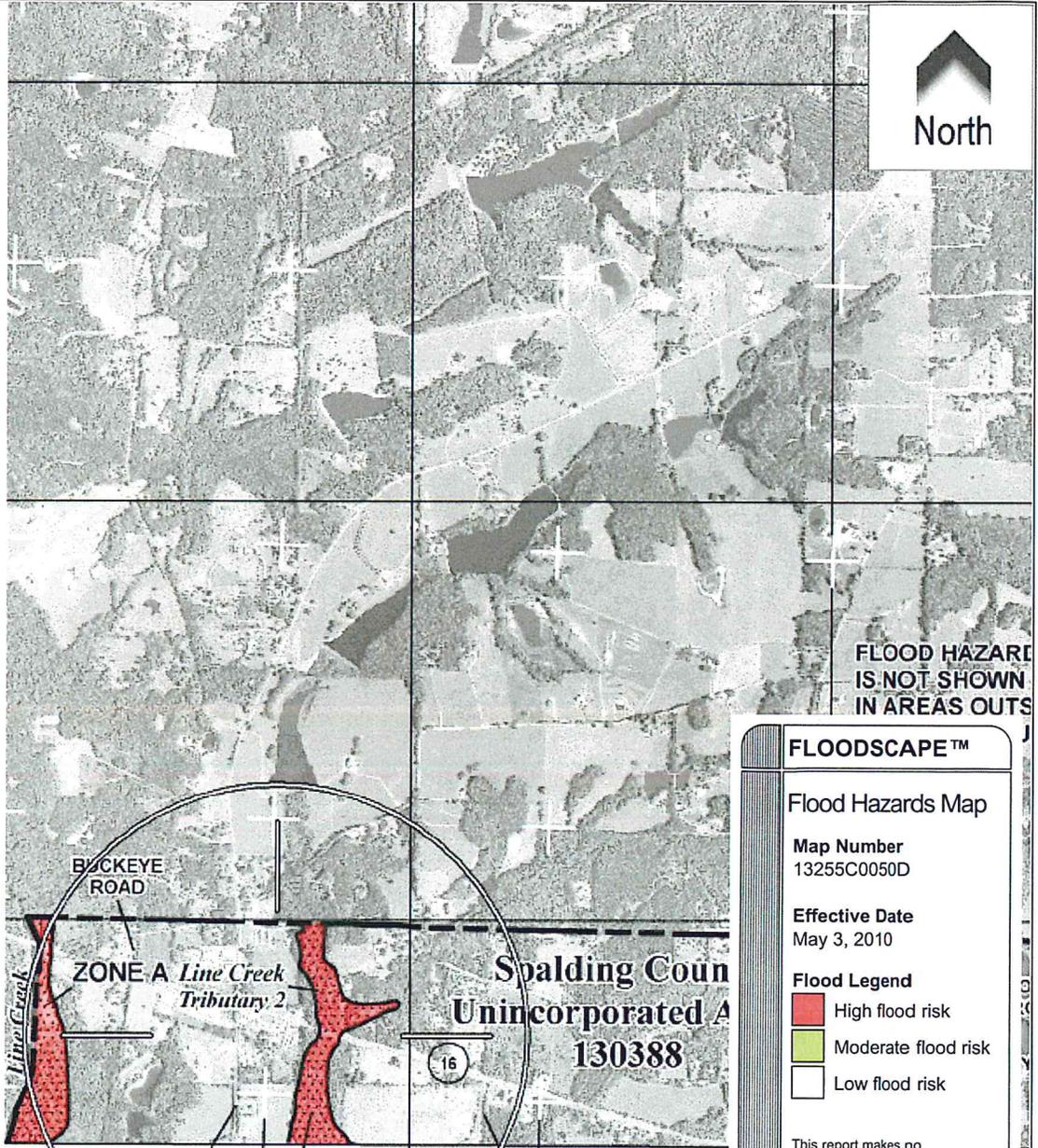
STDB ONLINE.com

FLOODSOURCE
FLOODSCAPE™



PROPERTY ADDRESS:

Lat: 3929009.255301, Lon: -9405139.976094



FLOOD HAZARD
IS NOT SHOWN
IN AREAS OUTS

FLOODSCAPE™

Flood Hazards Map

Map Number
13255C0050D

Effective Date
May 3, 2010

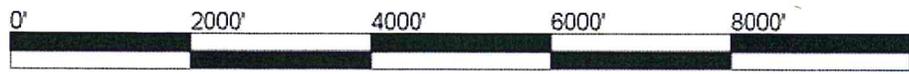
Flood Legend

-  High flood risk
-  Moderate flood risk
-  Low flood risk

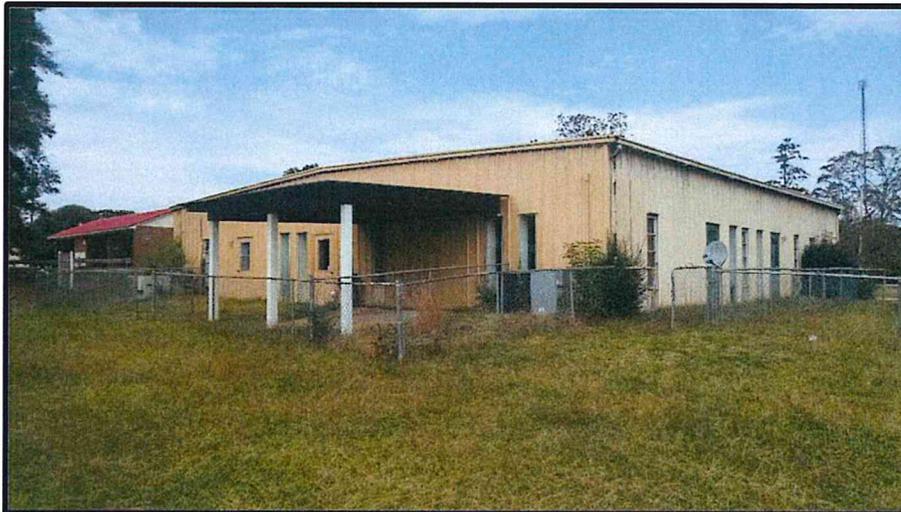
This report makes no representations or warranties concerning its content, accuracy or completeness.

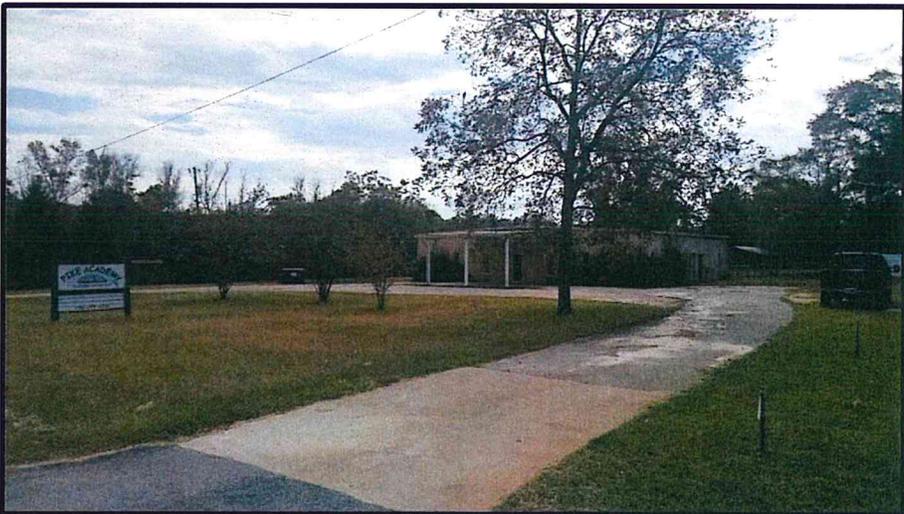
STDBonline.com
469.574.1234

Powered by FloodSource
877.77.FLOOD
www.floodsource.com



Photographs of the Subject Property



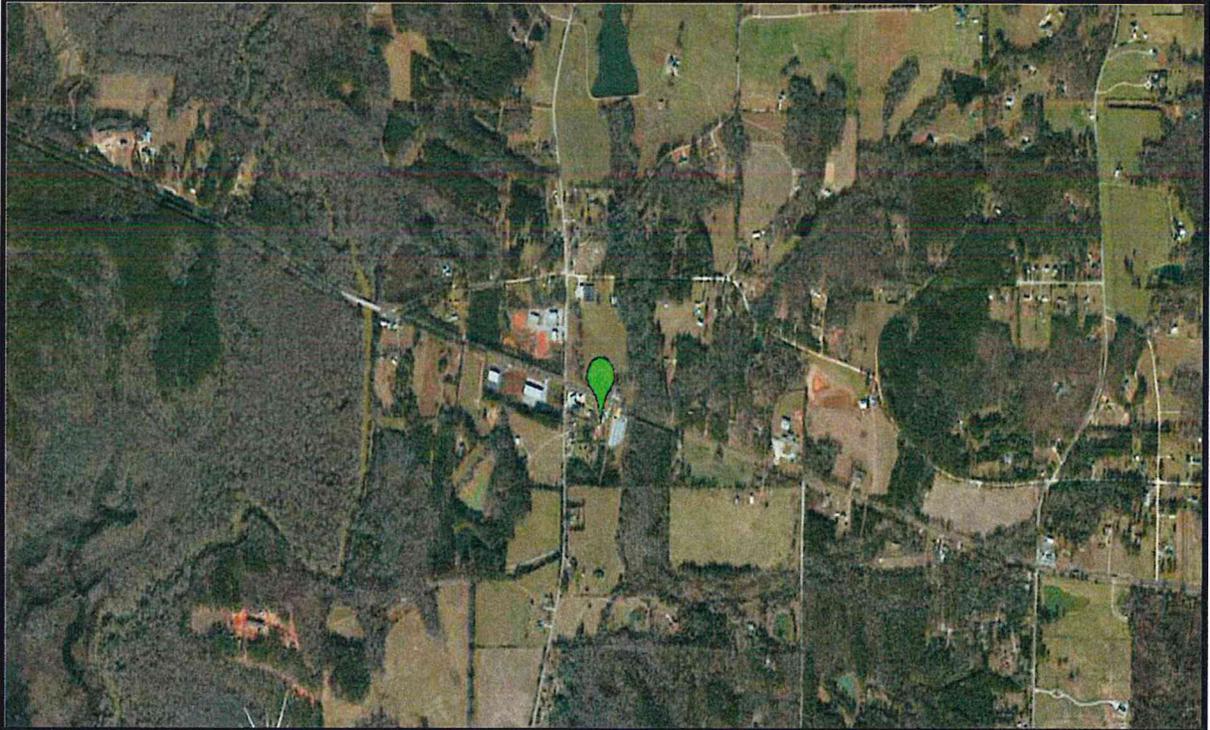




Interior Photos



Aerial Maps for Neighborhood



**S P A L D I N G C O U N T Y
P L A N N I N G C O M M I S S I O N**

DATE: July 28, 2015

TO: Spalding County Planning Commission
Spalding County Board Of
Commissioners

FROM: Department of Community Development

RE: Rezoning Application #15-01Z
Total acreage: 1.376+ acres
AR-1 to C-1

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced rezoning application.

Identification of the Property

Size and Location:

The application requests rezoning on a total of 1.376 acres, more or less, located at 7610 Newnan Road.

District and Land Lots:

The property is located in the 1st Land District, in Land Lot 14.

Current Owner:

The property is owned by Colony Bank F/K.A Colony Bank Thomaston an Office of Colony Bank Ashburn, by virtue of Deed recorded March 16, 2015 in Deed Book 3931, Page 307, Office of the Clerk of the Superior Court, Spalding County, Georgia.

Agent/Developer

None

Overview of Development:

The applicant has requested approval from Spalding County to rezone the property from AR-1, Agricultural Residential to C-1, Highway Commercial. The subject property will be utilized as commercial retail space consisting of storage for estate sales.

Current Area Development

Current Zoning/Authorized Development:

The property is currently zoned AR-1, Agricultural Residential and is developed with 60' X 60' metal building that was recently utilized as a daycare facility. The business was legal nonconforming (grandfathered). Once the business was closed and the licensed had not been renewed after a 12 month period, the legal nonconforming status expired.

The property is not of sufficient size to be further subdivided. The tract also does not meet the minimums for lot size and road frontage of the AR-1 zoning district.

Utilization of the property as a residential dwelling or for agricultural purposes is no longer practical based on the surrounding development.

Existing Use:

The property is developed with a 3,600 square foot metal building that was built in 1977.

Land Use Plan:

Pursuant to the "Spalding County Comprehensive Plan, 2004-2024," as approved in December 2004, the request is not consistent with the plan and associated Future Land Use Map classification of Low Density Residential.

The applicant has also submitted a Future Land Use Map amendment for Crossroads Commercial in conjunction with this request.

Schools:

As the proposal is for a Commercial Use, there will be no negative impact to the schools in the form of additional students.

Compliance with Zoning Ordinance Development Standards:

C-1 Development Standards:

Minimum Heated Floor Area for Buildings: 1,000 square feet.

Minimum lot area:

1. Unsewered Areas: As specified by the Spalding County Health Department.
2. Sewered Areas: None.

Minimum lot width: 75 feet.

Minimum frontage width: 75 feet.
Minimum frontage width shall be reduced to 50 feet for lots abutting the turnaround portion of dead end streets (cul-de-sacs).

Setbacks:

- front:** 15 feet
- side:** 15 feet
- rear:** 30 feet

Utilities & Infrastructure:

Transportation:

The following average trip numbers represent the average number of trip experienced by this type of development based on case studies from Trip Generation, 7th Edition from the Institute of Transportation Engineers:

Based on a 3,600 square foot Furniture Store:

| | |
|-----------------|------------|
| Weekday | |
| A.M. Peak Hour: | 1.4 trips |
| P.M. Peak Hour: | 1.9 trips |
| Total Weekday | 18.2 trips |

Water:

The site is accessible to County water. (Source: Spalding County Water Authority).

Sewerage:

The site is not accessible to sanitary sewer service. (Source: City of Griffin Water & Wastewater Department)

Wetlands/Watershed Area:

No portion of this site is within Flood Zones as per panel No. 132 55C 0050D.

This site is not located within a watershed district, as indicated by the S-2 Watershed Overlay Map.

This site is not within any recharge areas indicated on the S-3 Ground Water Recharge Overlay Map.

Criteria when considering a Rezoning Application

The following items are listed in the Spalding County Zoning Ordinance (a/k/a UDO) as criteria to consider for rezoning applications:

1. The existing uses and zoning of nearby properties.
The property is bordered by C-1B, Heavy Commercial zoning to both the west and east. There are also AR-1, Agricultural Residential tracts to the south west of the property. The land uses in the general area are a mixture of commercial and residential. The commercial uses are located along the state highway corridor near the Hollonville Road intersection.
2. The suitability of the property for the proposed purpose.
Per the "Spalding County Comprehensive Plan, 2004-2024," as approved in December 2004, the plan indicates that this property should be used as "Low Density Residential". The request as proposed is inconsistent with the Future Land Use Map for this property. A Land Use Map amendment has been submitted by the applicant for Crossroads Commercial.
3. The length of time the property has been vacant.
The property is developed.
4. The threat to the public health, safety, and welfare, if rezoned.
There will be no increase in the threat to the public health, safety, and welfare if the subject property is rezoned commercial.
5. The extent to which the value of the property is diminished by the present zoning.
Present zoning does not allow for general commercial office uses.

6. The balance between the hardship on the property owner and the benefit to the public in not rezoning.

Photo(s)



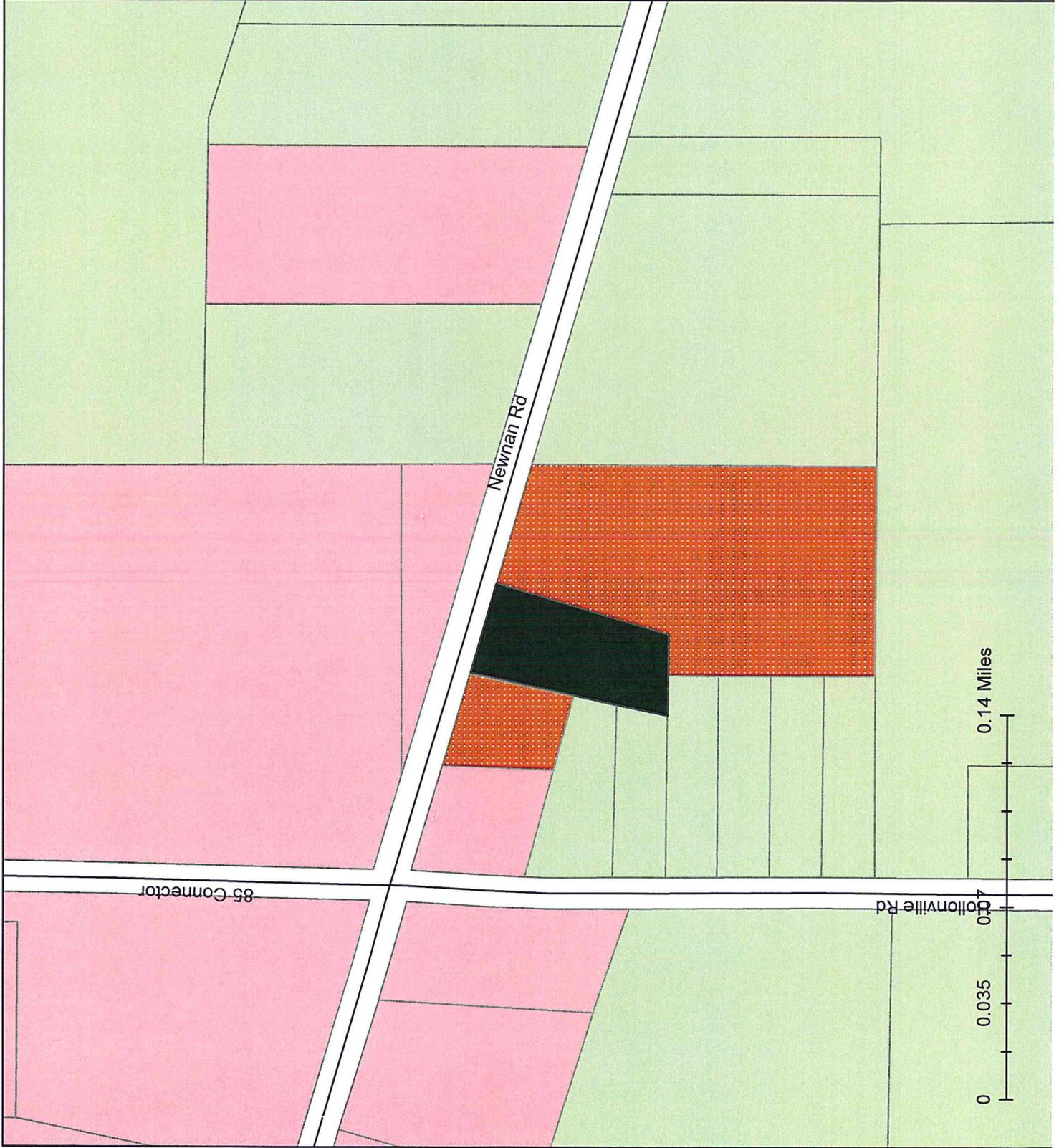
View of the subject property from Newnan Road.

Staff Recommendations:

Staff recommends **APPROVAL** of the Request for the following reasons:

1. The rezoning would not increase the threat to the public health, safety and general welfare beyond acceptable measures.

#15-01Z Colony Bank

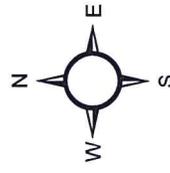


| Zoning | Color/Pattern |
|--------|--------------------------------|
| AAR | Dark Brown |
| AR1 | Light Green |
| AR2 | Dark Green |
| C1 | Pink |
| C1A | Orange |
| C1B | Orange with Dotted Pattern |
| C1C | White with Diagonal Lines |
| C2 | Dark Blue |
| C3 | Blue with Dotted Pattern |
| OI | Blue |
| PDD | Orange |
| PRRRD | Dark Green |
| R1 | Yellow |
| R2 | Light Orange |
| R2A | Yellow |
| R3 | Dark Brown |
| R4 | Light Yellow |
| R5 | Dark Green |
| R6 | Dark Green with Dotted Pattern |
| VN | Light Blue |

Approximate size of an Acre.



1 inch = 263.41 feet



Map # 236-01-043B
236-01-043

Spalding County GIS
(770) 467-4220
cjacobs@spaldingcounty.com



SPALDING COUNTY PLANNING COMMISSION
Application #FLA-15-02

Requesting Agency

Office of Community Development

Requested Action

Application #FLA-15-02: McIntyre Corporation d/b/a McIntyre Fencing Company has requested a future land use map change from Medium-Density Residential to Industrial for the following: 583, 585, 587, 661, 663, 665, 667, 669, 671 and 1065 Hudson Road (7.69 acres located in Land Lot 211 of the 2nd Land District).

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The applicant has initiated a request to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan for property along Hudson Road from Medium Density Residential to Industrial.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
| <input type="checkbox"/> Application #FLA-15-02 | 7/21/2015 | Cover Memo |

Form FLUM-001
**Land Use Amendment
 Application Form I**

FLUMA No: 15-02

Project Information

Project Name: _____

Name, of Individual Completing form (include Title and Company Name if applicable):

McIntyre Corporation dba: McIntyre Fencing Company
Linda McIntyre

Telephone: 770-227-2009 Fax: 770-412-0777

E-mail: linda@mcintyrefencing.com

Name of Property Owner if different from individual completing this form (include Title and Company Name if applicable): Christal Yancey

Project Description: Using the table below, select the development type that most accurately describes the proposed project (select only one). In the second column, provide a brief description of the project.

| Development Type | Project Description | Project Thresholds |
|---|---------------------|--|
| <input checked="" type="checkbox"/> Residential A | | Less than five acres or less than 5 dwelling units |
| <input checked="" type="checkbox"/> Residential B | | 5-acres up to 50-acres or 5-dwelling units to 50-dwelling units |
| <input type="checkbox"/> Residential C | | 50-acres up to 200-acres or 50-dwelling units up to 200-dwelling units |
| <input type="checkbox"/> Residential D | | 200-acres up to 400 acres or 200-dwelling units to 500-dwelling units |
| <input type="checkbox"/> Residential E | | Above 500-acres or 500 dwelling units. |
| | | |

| | | |
|---|--|--|
| <input type="checkbox"/> Office/Institutional A | | Less than 5000 square feet |
| <input type="checkbox"/> Office/Institutional B | | Less than 10,000 square feet |
| <input type="checkbox"/> Office/Institutional C | | Less than 50,000 square feet |
| <input type="checkbox"/> Office/Institutional D | | Less than 200,000 Square Feet |
| <input type="checkbox"/> Office/Institutional E | | Less than 400,000 Square Feet |
| <input type="checkbox"/> Office/Institutional F | | Greater than 400,000 square feet |
| <input checked="" type="checkbox"/> Commercial A | | Less than 5000 square feet |
| <input checked="" type="checkbox"/> Commercial B | | Less than 10,000 square feet |
| <input type="checkbox"/> Commercial C | | Less than 50,000 square feet |
| <input type="checkbox"/> Commercial D | | Less than 200,000 square feet |
| <input type="checkbox"/> Commercial E | | Less than 400,000 square feet |
| <input type="checkbox"/> Commercial F | | Greater than 400,000 square feet |
| <input checked="" type="checkbox"/> Industrial A | | Less than 5000 square feet |
| <input type="checkbox"/> Industrial B | | Less than 10,000 square feet |
| <input type="checkbox"/> Industrial C | | Less than 50,000 square feet |
| <input type="checkbox"/> Industrial D | | Less than 200,000 square feet |
| <input type="checkbox"/> Industrial E | | Less than 400,000 square feet |
| <input type="checkbox"/> Industrial F | | Greater than 400,000 square feet |
| <input type="checkbox"/> Mixed Use/Village A | | Less than 5-acres or less than 10,000 square feet* |

88

| | | |
|--|--|--|
| <input type="checkbox"/> Mixed Use/Village B | | Less than 10 -acres or less than 50,000 square feet.* |
| <input type="checkbox"/> Mixed Use/Village C | | 11 to 50 acres or 100,000 square feet.* |
| <input type="checkbox"/> Mixed Use Village D | | 51 to 100-acres or 200,000 square feet.* |
| <input type="checkbox"/> Mixed Use Village E | | More than 100-acres or more than 200,000 square feet*. |

* If any of the square footages of any individual use within the mixed use development exceeds the threshold listed for that use, it shall be categorized in that use category. For the purposes of establishing gross square footage in the mixed use category each proposed residential dwelling shall be calculated at 1,800 square feet.

Project Physical Location: 587 Hudson Road
Griffin, GA 30223

Parcel Numbers
 Tax Map Code: 125 06002; 125 06003; ~~125 06003~~; 125 06004
125 06005; 125 06006; 125 06007; 125 06008; 125 06009
125 06010; 125 06012

Current designation(s) on the Spalding County Future Land Use Map: _____
Medium-Density Residential (6/24/15 CLM)

Proposed designation(s) on the Spalding County Future Land Use Map: _____
Industrial (6/24/15 CLM)

What are the principal streets or roads providing vehicular access to the site: _____
Hudson Road

Is the project entirely within the unincorporated portion of Spalding County?
 (Yes) No (circle one)

If no, what other jurisdiction(s) will the project be located in? _____

The initial request associated with this map amendment is:

- Rezoning
- Special Exception
- Both

Other: _____

Total proposed:

✓ Single Family detached dwellings: 1316 sq feet
Townhouse or Condominium Dwellings: _____
Loft Dwellings: _____
Apartment Dwellings: _____
Flex Space Units: _____ Sq. Feet
Retail Area: _____ Sq. Feet
Office Area: _____ Sq. Feet
Industrial Area 4510 Sq. Feet

Will the proposed project be age restricted? Yes No (circle one)

Name of water supplier for this site: City of Griffin Water

Name of wastewater treatment supplier to the site: Septic

Estimated Project Completion Date: Jan 1-2016 if Rezoned Aug 27-2015

Are land transportation or access improvement projects needed to support the proposed project? Yes No (circle one)

If yes, please describe the improvements needed: _____

Form FLUM-001
Land Use Amendment
Application Form II

FLUMA No: _____

Project Information

Project Name: Rezone 587 Hudson Rd - 1 Parcel - C-1

Name, of Individual Completing form (include Title and Company Name if applicable):

MCIntyre Corporation dba MCIntyre Fencing Company

Linda McIntyre

Telephone: 770-227-2009 Fax: 770-412-0777

E-mail: linda@mcintyrefencing.com

Name of Property Owner if different from individual completing this form (include Title and Company Name if applicable): Christal Yancey

Economic Impact

Estimated value at buildout: \$ 116,885.00

Estimated annual local tax revenues (ie. property tax, sales tax) likely will be generated by the proposed development: \$50,000 Sales Tax @ 6.2% = \$3,100
\$1,844.40 @ 39.750

Is the area workforce sufficient to fill the demand created by the proposed project?

Yes No (circle one)

Community Facilities

Water Supply

Estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD) : per month 10300

Is sufficient supply capacity available to serve the proposed project? Yes No (circle one)

If no, are there current plans to expand water supply capacity? Yes No (circle one)

If there are plans to expand water supply capacity, briefly describe: _____

To obtain City Water for consumption
Well water for all other uses

If water line extension is required to serve the project, how much additional line (in miles) will be required? N/A

Wastewater Disposal

Proposed method of wastewater treatment: N/A

If public or private sewer system name Wastewater Treatment Provider: _____

What is the estimated sewerage flow to be generated by this development, measured in Millions of Gallons (MGD): Unable to determine. Small amount

Is sufficient wastewater treatment capacity available for this proposed project?

Yes No (circle one)

If No, are there any current plans to expand existing wastewater treatment capacity? Yes
No (circle one)

If there are plans to expand existing wastewater treatment capacity, briefly describe: _____

If sewer line extension is required, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak-hour vehicle trips (if only and alternative measure of volume is available, please provide): _____

3-4 Work Trucks Entering / Existing per Day
3- Vehicles Entering / Existing per Day
4-5 - Semi-truck deliveries / month

Has a traffic study been performed to determine if transportation odr access improvements will be needed to serve this project: Yes No (circle one)

If yes, please attach

If transportation improvements are needed please describe: N/A

Education and Schools (commercial/office or industrial, skip to next topic)

Are any dwellings within the development proposed to be age restricted? Yes No (Circle One)

If yes, what percentage of the total number of units proposed? _____%

The proposed project is located in the:

_____ Elementary School Zone

_____ Middle School Zone

Spalding _____ High School Zone

Public Safety

Distance to the nearest Spalding County fire station by vehicle road travel?

Roberts Fire Station miles 3.6 mi

Number of Spalding County fire stations within 10 miles of the proposed project site:

Post Development ratio of Sheriffs Deputies per 1000 population at current staffing levels: _____

Solid Waste Disposal

How much solid waste is the project expected to generate annually, in tons? 11-Ton-Limited Waste

Is sufficient landfill capacity available to serve this proposed project? Yes No (circle one)

If no, are there any current plans to expand landfill capacity? Yes No (circle one)

If there are plan to expand landfill capacity, briefly describe: _____

Will any hazardous waste be generated by the development? Yes No (circle one)

If yes, please describe: _____

Stormwater Management

What percentage of the proposed development will be impervious surface once the proposed development is constructed? _____ 3%

Is the project located on or near any watershed or groundwater recharge area? Yes No (circle one)

Environment Quality

Is the project located within or likely to affect any of the following (please check all that apply) N/A

- Water supply water sheds
- Significant groundwater recharge areas
- Wetlands
- Protected river corridors
- Steep slopes
- Old-growth forrest
- Floodplains
- Historic Resources
- Other environmentally sensitive resources

If you checked any of the above identify how the protected resources might be affected:

S P A L D I N G C O U N T Y
P L A N N I N G C O M M I S S I O N

DATE: July 28, 2015

TO: Spalding County Planning Commission
Spalding County Board Of
Commissioners

FROM: Department of Community Development

RE: Future Land Use Map Amendment
#15-02FLA
Total ± 7.69 acres
Medium Density Residential to
Industrial

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced amendment application.

Identification of the Property

Size and Location:

The application requests amendment for the subject property consisting of a total of 7.69 acres, more or less, located at 1065, 583, 585, 587, 661, 663, 665, 667, 669 and 671 Hudson Road..

Map Code:

125-06-002, 125-06-003, 125-06-004, 125-06-005, 125-06-006, 125-06-007, 125-06-008, 125-06-009, 125-06-010, 125-06-012

Applicant:

Colony Bank

Overview of Request:

The applicant has initiated a request to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan for property along Hudson Road from Medium Density Residential to Industrial.

Amendment Analysis:

The applicant proposes to rezone the subject properties to C-2, Manufacturing for the purpose of converting the existing structures from automobile repair garage to a fence installation company. The automobile repair garage is a legal nonconforming use (grandfathered).

The property is surrounded by residential, commercial and industrial uses. The industrial uses are the dominate land use pattern within the general area. Further development of the properties for residential uses is not likely due to the small size of the tracts.

Inclusion of the subject property in the Industrial area is logical and consistent with the goals of the Comprehensive Plan.

Schools:

The proposed amendment would not affect the potential for school age children within the schools as the planning designation of the request is for commercial.

Utilities & Infrastructure:

Transportation:

The amendment request will not have a negative effect on traffic in this area. Large amounts of truck traffic is present in this area as was planned.

Water:

The corridor is accessible to County water. (Source: Spalding County Water Authority)

Sewerage:

The site is not immediately accessible to public sewer. (Source: City of Griffin Water and Sewer)

Fire/Rescue:

The closest fire station to the subject property would be the Sanders station.

Wetlands/Watershed Area:

Per the site plan submitted no portion of this site is within Flood Zones as per panel No. 13255C 0205 D.

This site is not located within a watershed district, as indicated by the S-2 Watershed Overlay Map.

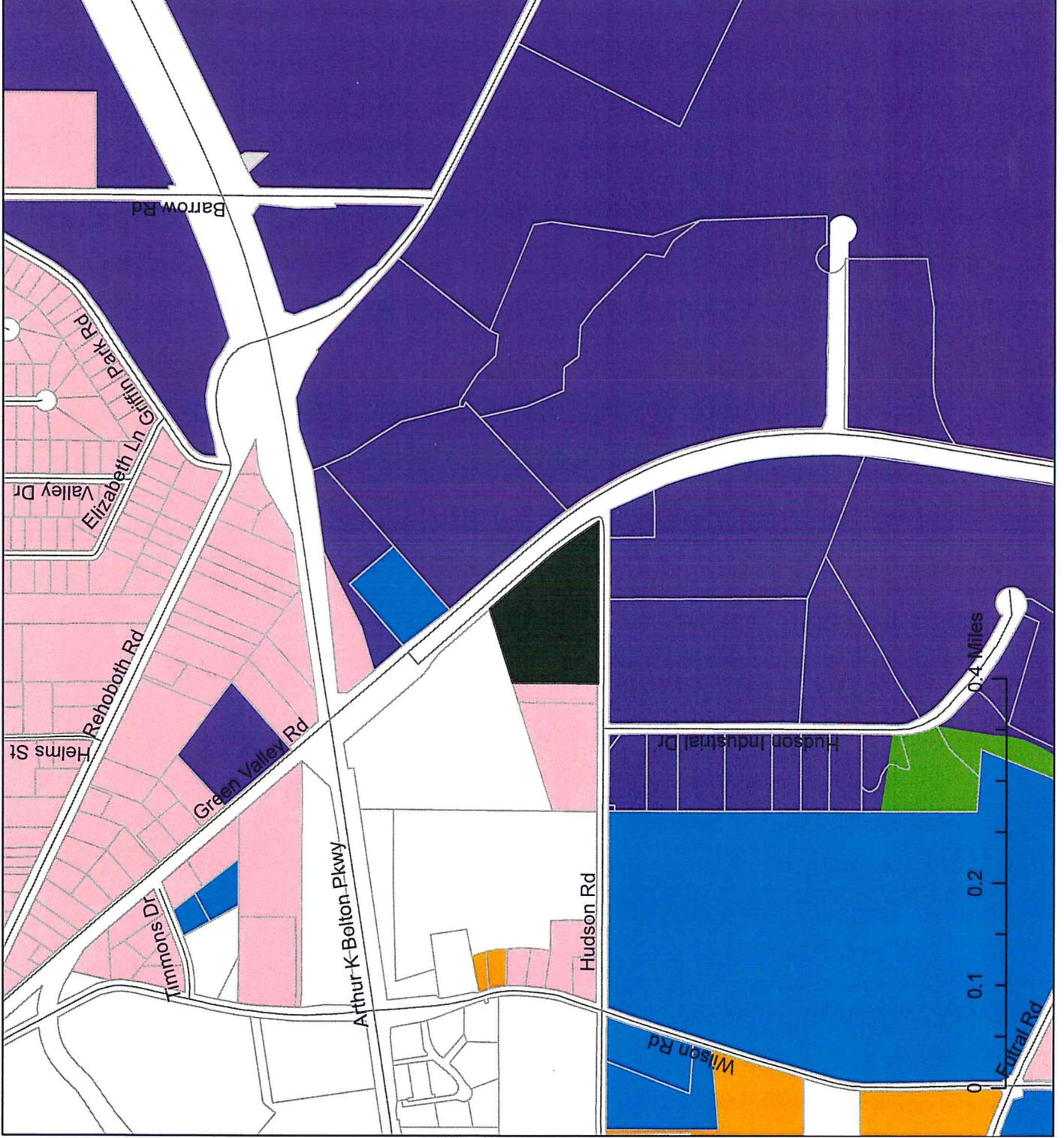
This site is not within any recharge areas indicated on the S-3 Ground Water Recharge Overlay Map.

Staff Recommendations:

Staff recommends **APPROVAL** to amend the FLUM for this property for the following reasons:

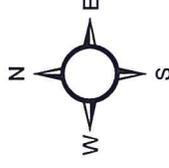
1. The request is consistent with the goals and suggested land use pattern of the Comprehensive Plan.

FLA-15-02 Yancey / McIntyre



- Agriculture
- Commercial
- Crossroads Commercial
- Forestry
- Industrial
- Institutional/Public
- Low-Density Residential
- Medium-Density Residential
- Open Space Network
- Parks and Recreation
- Regional Commercial Center
- Rural Reserve
- Transportation/Communication/Utilities
- Village Node

1 inch = 740.909759 feet



Parcels - Multiple

Spalding County GIS
 (770) 467-4220
 cjacobs@spaldingcounty.com



SPALDING COUNTY PLANNING COMMISSION
Application #15-02Z

Requesting Agency

Office of Community Development

Requested Action

Application #15-02Z: Christal Yancey, Owner - McIntyre Corporation, Agent - 583 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1 Agricultural and Residential to C-2 Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

Applicant is requesting C-2 zoning to locate an existing fence installation business to the subject property. The business is currently located at the agent's home as a home occupation. The business has expanded beyond what is permitted within the regulations of a home occupation.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

CONDITIONAL APPROVAL AS FOLLOWS:

- a. All of the separate parcels shall be combined into one tract.
- b. A minimum 50' undisturbed buffer shall be provided along the western property line. Said buffer shall be supplemented natural screening of trees and shrubs at a planting height of 6' where the existing buffer is insufficient.
- c. The two structures on the property shall be improved pursuant to the statement provided in the application.
- d. Site lighting to be designed so as to not glare in adjacent residential areas or onto public streets.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|------------|
|  Application #15-02Z - #15-02IZ | 7/22/2015 | Cover Memo |

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-002

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): AR-1 Requested Zoning District(s): C-2

Land District(s): ⁰² 211 Land Lots(s): ²¹¹ 02 Acreage: .34

Address Of Property: 583 Hudson Road Griffin GA 30223

Proposed Development: C-1

**SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02A2**

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770 227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): AR-1/R2 Requested Zoning District(s): C-2

Land District(s): ⁰²
211 Land Lots(s): ²¹¹
~~02~~ Acreage: .34

Address Of Property: 585 Hudson Road Griffin GA 30223

Proposed Development: C-1

**SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02B2**

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

~~"C-3 Commercial" (C3M)~~

Present Zoning District(s): AR1/R2 Requested Zoning District(s): C-2

Land District(s): 02 211 Land Lots(s): 02 Acreage: .34

Address Of Property: 587 Hudson Road Griffin GA 30223

Proposed Development: C-1

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02C2

AGENT/DEVELOPER INFORMATION
(If not owner)

PROPERTY OWNER INFORMATION

Name: McIntyre Corporation
Linda McIntyre

Name: Christal Yancey

Address: 2047 Locust Grove Rd

Address: 73 Morgan Rd

City: Griffin

City: Griffin

State: GA Zip: 30223

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Phone: 770-228-7697

Contact Person: Linda McIntyre
Johnny McIntyre

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): (OLM) R-3 / R2

Requested Zoning District(s): C-2

Land District(s): 02
Z11

Land Lots(s): 011
02

Acreage: .34

Address Of Property: 661 Hudson Road Griffin GA 30223

Proposed Development: C-1

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02DZ

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): ~~R-3~~ R-2 Requested Zoning District(s): C-2

Land District(s): 02 Land Lots(s): 211 Acreage: .34

Address Of Property: 663 Hudson Road Griffin GA 30223

Proposed Development: C-1

**SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02E2**

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770 227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): ~~R-B~~ R-2 (ALM) Requested Zoning District(s): C-2

Land District(s): ~~211~~ 02 Land Lots(s): ~~02~~ 211 Acreage: .34

Address Of Property: ^(LM) 665 Hudson Road Griffin GA 30223

Proposed Development: C-1

**SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02FZ**

AGENT/DEVELOPER INFORMATION
(If not owner)

PROPERTY OWNER INFORMATION

Name: McIntyre Corporation
Linda McIntyre

Name: Christal Yancey

Address: 2047 Locust Grove Rd

Address: 73 Morgan Rd

City: Griffin

City: Griffin

State: GA Zip: 30223

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Phone: 770-228-7697

Contact Person: Linda McIntyre
Johnny McIntyre

Phone: _____

APPLICANT IS THE:

Owner's Agent

Property Owner

Developer

Present Zoning District(s): R2

Requested Zoning District(s): C-2

Land District(s): ~~211~~ 02

Land Lots(s): ~~02~~ 011

Acreage: .34

Address Of Property: 667 Hudson Road Griffin GA 30223

Proposed Development: C-1

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02GZ

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): R-2 Requested Zoning District(s): C-2

Land District(s): 02
211 Land Lots(s): 02 Acreage: .26

Address Of Property: 669 Hudson Road Griffin GA 30223

Proposed Development: C-1

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-02HZ

AGENT/DEVELOPER INFORMATION
(If not owner)

PROPERTY OWNER INFORMATION

Name: McIntyre Corporation
Linda McIntyre

Name: Christal Yancey

Address: 2047 Locust Grove Rd

Address: 73 Morgan Rd

City: Griffin

City: Griffin

State: GA Zip: 30223

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Phone: 770-228-7697

Contact Person: Linda McIntyre
Shanny McIntyre

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): R-2 Requested Zoning District(s): C-2

Land District(s): 02
211 Land Lots(s): 211
02 Acreage: .05

Address Of Property: 671 Hudson Road Griffin GA 30223

Proposed Development: C-1

**SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 15-0212**

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: McIntyre Corporation
Linda McIntyre

Address: 2047 Locust Grove Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-227-2009 office
678-907-3923 Cell

Contact Person: Linda McIntyre
Johnny McIntyre

PROPERTY OWNER INFORMATION

Name: Christal Yancey

Address: 73 Morgan Rd

City: Griffin

State: GA Zip: 30223

Phone: 770-228-7697

Phone: _____

APPLICANT IS THE:

Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): TR-2/ARI Requested Zoning District(s): C-2

Land District(s): ^{LN} 2H/02 Land Lots(s): 211 Acreage: 5

Address Of Property: 1065 Hudson Road Griffin GA 30223

Proposed Development: C-1

OTHER REQUIRED INFORMATION

Checklist

- Attach 1 copy of plat prepared by a registered land surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.
- Please attach a statement describing the proposed development.
- Please attach a deed, certified by the Clerk of Court, of the property proposed for rezoning.
- Please attach a copy of metes and bound description of the property for rezoning.
- Please attach 1 copy (24 x 36) and 1 copy (11 x 17) of the conceptual site plan, if applicable (see Page 7).
- N/A If proposed property is within the S-2 Sensitive Land-Watershed Protection District, please submit a plat or drawing to scale showing the exact location of any surface water that is located on or within 250 feet of the subject property.

 Is the property recorded as one (1) of multiple parcel(s)? N

OFFICE USE ONLY

Date Received: 6-23-15 Amount of Fee: \$500⁰⁰
Received By: C. Smith Receipt Number: 799815

(10/03/11 revised)

REZONING APPLICANT'S RESPONSE

Pursuant to Section 414 of the Zoning Ordinances, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether a proposed rezoning (or special use permit) will permit a use that is suitable in view of the use and zoning of adjacent and nearby property: yes

(B) Whether the property is suitable for the proposed use: yes

(C) What is the length of time the property has been vacant?: Occupied as Auto Shop presently

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned?: None
~~Building deteriorating greatly related to lack proper maintenance~~

(E) Whether and to what extent is the subject property value diminished under the present zoning?:
Building deteriorating greatly related to lack proper maintenance

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning?: Unable Sale Small Residential lots with 5 Acre parcel in back property to remain as is and continue remain on market

Use Additional Pages, If Necessary

OFFICE USE ONLY

Date Received: 6-23-15

Received By: C. Goul

**PROPERTY OWNER'S CERTIFICATION OF
OWNERSHIP AND ZONING COMPLIANCE**

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certifies that the agent, if different from the owner, is authorized to file this application.

Christal Yancey Executor
Print Name of Owner(s)

Linda McIntyre
Print Name of Agent, If Not Same as Owner

Christal Yancey Executor
Signature of Owner(s)
or Signature of Authorized Officer or Agent
(if applicable)

Date 6-23-15

[Signature]
Signature of Agent

Precious G. Ellis
Signature of Notary Public

6-23-15
Date

---Notary Seal---



OFFICE USE ONLY

Date Received: 6-23-15 Received By: C. Gault

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

A. APPLICANT'S DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

NO (Yes/No)

If the answer is Yes, please complete the following section:

| Name and Official Position Of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution Was Made (within last two years) |
|---|--|--|
| (1) _____ | (1) _____ _____ | (1) _____ _____ |
| (2) _____ | (2) _____ _____ | (2) _____ _____ |

Attach additional sheets if necessary to disclose or describe all contributions.

B. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS OF APPLICANT'S ATTORNEY OR REPRESENTATIVE

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

NO (Yes/No)

If the answer is Yes, please complete the following section:
ZONING MAP CHANGE
PAGE 6

| Name and Official Position Of Government Official | Contributions (List all which aggregate to \$250.00 or more) | Date Contribution Was Made (within last two years) |
|---|--|--|
| (1) _____ | (1) _____ _____ | (1) _____ _____ |
| (2) _____ | (2) _____ _____ | (2) _____ _____ |

Attach additional sheets if necessary to disclose or describe all contributions.

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Christal Yancey Executor
Signature of Applicant Date
6-23-15

Christal Yancey Executor
Type or Print Name and Title

[Signature] 6/23/15
Signature of Applicant's Date
Attorney Or Representative

Linda McElyre Agent
Type or Print Name and Title

OFFICE USE ONLY

Date Received 6-23-15 Case # 15-022 Accepted By [Signature]

SITE PLAN REQUIREMENTS FOR ZONING

Section 416: Site Plan Requirements for Rezoning. Any Applicant seeking rezoning of property to the following zoning districts of Spalding County, Georgia, C-1, C-1A, C-1B, C-1C, C-2, C-3, PDD, PRRRD, and O-I or seeking rezoning for any property subject to the requirements of the Spalding County Subdivision Ordinance, Zoning Ordinance of Spalding County, Appendix A for residential development within the following zoning districts of Spalding County, Georgia, AR-1, AR-2, R-1, R-2, R-2A, R-3, R-4, R-5 and R-6 shall submit a conceptual site plan depicting the proposed use of the property including: (#A-03-28, 10/06/03)

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;
- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals (USGS Quad Sheets may be used);
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

(Revised 10/31/03)

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer: \$ 200.00

Variance: \$ 200.00

Special Exception: \$ 300.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications:
(#A-99-08 - 09/07/99; #A-00-11 - 07/17/00)

A. Parcel 1 - \$500.00

B. Parcel 2-5 - \$100.00 each, in addition to the fees stated in A; and

C. Parcels 6+ - \$50.00 each, in addition to the fees stated in A and B.



McIntyre Fencing

2047 Locust Grove Road
Griffin, GA 30223
Office: 770-227-2009 / Fax: 770-412-0777
www.mcintyrefencing.com



McIntyre Corporation dba: McIntyre Fencing Proposed Improvements to 587 Hudson Road, Griffin, Ga Spalding County
Tax ID # 125 06004 Ethal
Deed Book 981 Page 24.

Frontage will have a Bronze/Brown 8 foot - 4 rail Steel - Ameristar Fencing with Triads, and 2-16 foot Track Gates to match fencing.
There will be an area in front of the property that will have Fence Displays by Height with hardscape in front and around displays. In the middle of the Displays will be a Sign with the Company Name and address. This area will be a half moon shape between Track Gates.

The sides and back of the proposed utilized property will have 6 foot chain link with 1 strand barbwire: Commercial Grade materials will be installed for security.
Leyland Cypress Trees will be planted to the Residential side of property with the fencing installed behind the Cypress Trees. Windscreen can be applied to fencing to obscure the site of commercial property while trees are in growth.

Area of Property with mature trees not in current usage will have Farm Fencing installed. Farm Fence on Road Frontage will have Wood Post, and the sides and back will have T-Post with wood braces.

The Parking will be in Front right, and on the Side of the Large Shop. Parking will be on the side of the Home / Office.

The Pipe Racks will start at the existing tress to the left of the shop and rotate around to the back of the shop. Chain Link wire lay down area will be behind the shops as well as the gate racks.

The shop and house / office will have new tin roofs applied. Brown / Bronze in color. The shop will be painted a neutral color. The house / office will have siding applied, neutral color.

Experience Counts in Quality Fencing!

I will ask the Fire Marshal to make an inspection of the properties to list the items required to bring the shop and house / office up to code for Commercial usage.

The house will need to have all new plumbing, electricity, heat and air with new duct work installed.

All rotten boards will be removed and new installed. The back porch will be removed. New windows will be installed in the shops and house / office.

Insulation to be installed in both the shops and house / office. The septic will be inspected and pumped out. The well will be inspected, and water will be tested with the county for safe usage.

Over all the property will be improved upon in a tasteful commercial manner.

Linda McIntyre

President / Owner

Experience Counts in Quality Fencing!

BOOK 981 PAGE 24
STATE OF GEORGIA SPALDING

County ^{Real Estate Transfer Tax}

Paid \$ 0
Date 2-22-90

THIS INDENTURE, Made this 22nd day of FEBRUARY
One Thousand, Nine Hundred and Ninety

in the year of our Lord
Mynette J. Peoples
Clerk of Superior Court, Spalding Co., Ga.

-----PATRICIA E. WORTHY-----
of the County of Spalding and State of Georgia of the first part, and

-----JOSEPH CLAUDE DEARING, SR. and VERA LEWIS DEARING-----
of the County of Spalding and State of Georgia, of the second part.

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of

-----DEED OF GIFT-----DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part ies of the second part, their heirs and assigns, all that tract or parcel of land lying and being in ALL MY ONE (1/2) HALF UNDIVIDED INTEREST IN AND TO:

TRACT 1: All those lots, tracts or parcels of land situate, lying and being in Land Lot 211 of the Second Land District of originally Monroe, now Spalding County, Georgia, known and designated as Lots 6, 7, 8, 9, 10, and 11, as shown on plat of survey of Property of Mrs. Grace Bell Lewis, dated November 5, 1947, and recorded in Plat Book 4, page 51, in the Office of the Clerk of the Superior Court of Spalding County, Georgia and by reference, said plat of survey is incorporated herein and made a part of this description and with reference to said plat of survey said property may be more particularly described as follows:

BEGINNING at a point where a County Road (now known and designated as Hudson Road) intersects with the Southwest margin of the right of way of another County Road running along and adjacent to the right of way of the Central of Georgia Railway Company; thence running in a Northwesterly direction along the Southwesterly margin of the Court Road adjacent to the Central of Georgia Railway Company's right of way 733.4 feet to an iron stake; thence South 69 degrees 56 minutes West a distance of 415.7 feet to an iron stake; thence South 283.5 feet to an iron stake; thence East 400 feet to the Northwest corner of Lot 6 as shown on aforesaid plat; thence South 150 feet to the North margin of the County Road (now known and designated as Hudson Road) thence along the North margin of the right of way of the last mentioned County Road 452.3 feet to the point of beginning.

The above described property is bounded on the Northeast by the right of way of the County Road adjacent to the Central of Georgia Railway Company's right of way; on the South by the right of way of the County Road now known and designated s Hudson Road and Lots 2, 3, 4, and 5, aforesaid plat; on the West by Lots 5 and 12, aforesaid plat; and on the North by lands now or formerly owned by Mrs. Ida Hatchett.

ALSO: Included in this conveyance is the right and title of the Grantors to 20 feet of land along the West boundary of Lot 2 appearing on the aforesaid plat as previously reserved to himself in a deed executed and delivered to them; said 20 feet of Lot 2 being that 20 feet of land which fronts on the County Road (now known and designated as Hudson Road) and extends back of even width along the West Boundary of said Lot 2 a distance of 150 feet all as shown on the aforesaid plat.

(CONTINUED ON ATTACHED EXHIBIT)

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of JOSEPH CLAUDE DEARING, SR. & VERA LEWIS DEARING--the said parties of the second part, their heirs and assigns, forever, in fee simple.

And the said part y of the first part, for her heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her hand and affixed her seal, the day and year first above written.

Signed, sealed, and delivered in the presence of

David D. Thomas
NOTARY PUBLIC, Spalding County, Ga.
My Commission Expires: 3/2/91

Patricia E. Worthy
PATRICIA E. WORTHY (Seal)

Date Notarized: 2/22/90

RECORDED FEB 22 1990 *Mynette J. Peoples, Clerk*

TRACT II: All that tract or parcel of land situate, lying and being in Land Lot 211 of the Second Land District of original Monroe, now Spalding County, Georgia, and being designated as Lots 2 and 3 as shown on plat of survey entitled "Property of Mrs. Grace Bell Lewis," prepared by N. S. Westbrook, C.E., dated November 5, 1947, and recorded in Plat Book 4, page 51, of the Spalding Superior Court records, which plat is by reference incorporated herein and made a part of this description. From said plat, said property may be more particularly described as one tract, as follows:

BEGINNING at an iron stake which marks the Southeast corner of Lot 1, said plat, and fronting 200 feet on Hudson Road, and Extending back of even width 150 feet.

Said Lots 2 and 3 are bounded as one tract, now or formerly as follows: On the West by Lot 1, said plat; on the North by Lot 11, said plat; on the East by Lot 4, said plat; and on the South by Hudson Road.

There is excepted from the above described property and grantor reserves for and unto themselves, fee simple title to 20 feet of the above described property as measured parallel to and along the west boundary of Lot 2 as shown and designated by the above mentioned plat such that the property herein will front 180 feet on Hudson Road and extending back of even width 150 feet.

TRACT III: All that tract or parcel of land located in the Second Land District of originally Monroe, now Spalding County, Georgia, and being designated as Lot No. 4 of the property of Mrs. Grace Bell Lewis as shown by a plat of survey recorded in Deed Book 4, page 51, in the Office of the Clerk of the Superior Court, Spalding County, Georgia, on November 11, 1947; Said lot fronting one hundred feet (100') on an unpaved road and running back an even width of one hundred fifty feet (150') being bounded on the North by Lot No. 11; on the East by Lot No. 5; on the South by an unpaved road and West by Lot No. 3.

The description in the aforesaid plat of survey is incorporated herein by reference.

TRACT IV: All that lot, tract or parcel of land situate, lying and being in Land Lot 211 of the Second Land District of originally Monroe, now Spalding County, Georgia, and more particularly described as Lot 5, according to plat entitled "Property of Mrs. Grace Bell Lewis", dated November 5, 1947, by N.S. Westbrook Registered Civil Engineer, and recorded in Plat Book 4, page 51, Spalding Superior Court records, which said plat is incorporated herein and by reference made a part of this description.

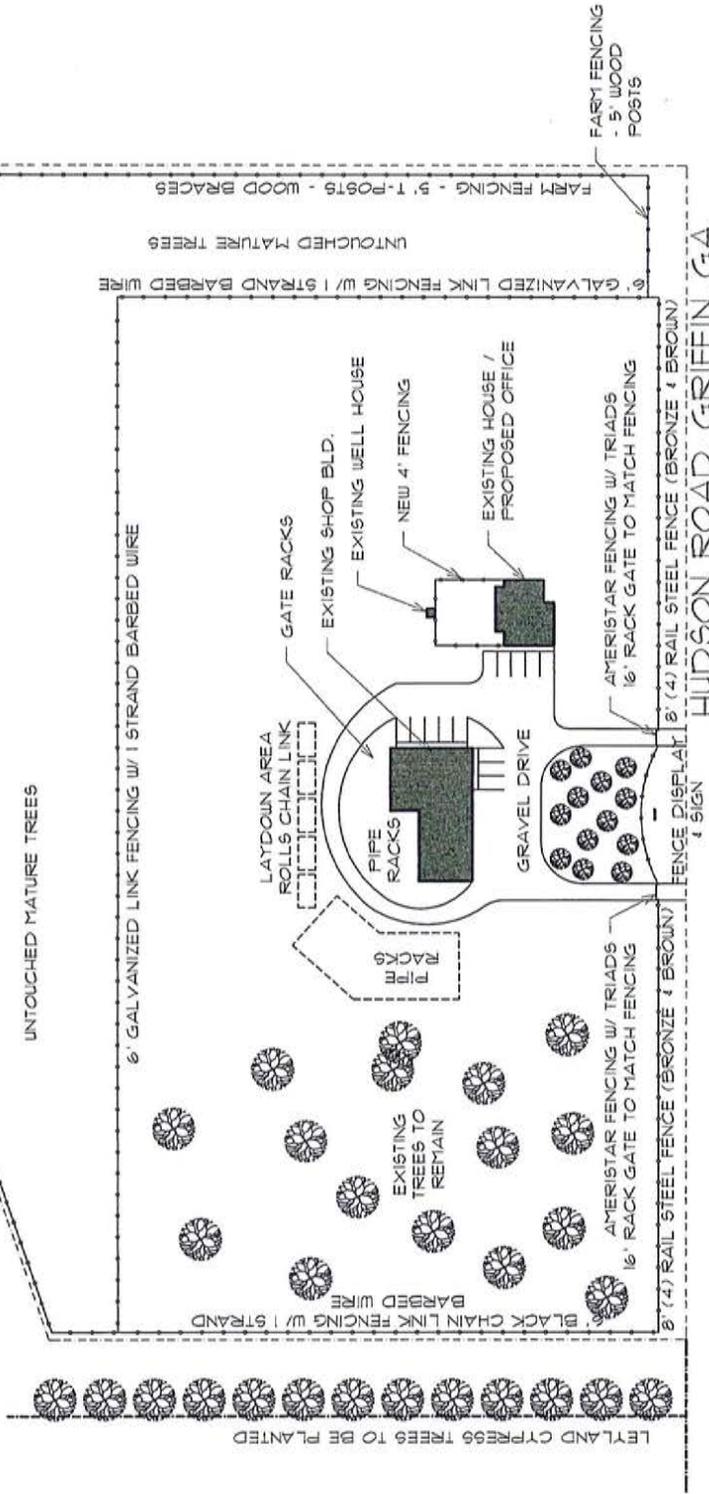
Said lot fronts 100 feet on the North property line of an unpaved road and runs back North 150 feet of even width to a rear width of 100 feet, and is bounded as follows: On the North by Lot 11, according to the aforesaid plat; on the East by Lot 6, according to the aforesaid plat; on the South by the aforesaid unpaved road, and on the West by Lot 4, according to the aforesaid plat.

Located on said lot is one one-story six room and bath frame dwelling house.

NOTE: Conveyance of the above described property is made subject to a Security Deed from JACKIE L. DEARING and PATRICIA E. WORTHY to GRIFFIN FEDERAL SAVINGS & LOAN ASSOCIATION, recorded October 18, 1977, in Deed Book 508, page 144, Spalding County Superior Court records; which, said indebtedness Grantees herein by acceptance hereof, assume and agree to pay, in strict accordance, with the terms of the Note evidencing, and the Security Deed securing said indebtedness.

FENCE DISPLAYS BY HEIGHT WITH HARDSCAPE IN FRONT & AROUND DISPLAYS. COMPANY SIGN WILL BE IN THE MIDDLE W/ COMPANY NAME AND ADDRESS. PERIMETER FENCING, ALL WILL BE COMMERCIAL GRADE MATERIALS INSTALLED FOR SECURITY. LAYLAND CYPRESS TREES: WILL BE PLANTED ON THE RESIDENTIAL SIDE WITH A FENCE INSTALLED BEHIND THEM. WINDSCREEN CAN BE APPLIED TO OBSCURE THE COMMERCIAL SITE WHILE TREES ARE IN GROWTH. MATURE TREES AREA: THIS AREA IS NOT IN CURRENT USAGE AND WILL HAVE FARM FENCING INSTALLED. PARKING: IN FRONT & SIDE OF LARGE SHOP & SIDE OF HOUSE/OFFICE. SHOP: TO HAVE NEW BROWN/BRONZE METAL ROOFS & TO BE PAINTED A NEUTRAL COLOR. HOUSE/OFFICE: TO HAVE NEW BROWN/BRONZE METAL ROOFS & NEW SIDING IN A NEUTRAL COLOR. WILL REQUIRE NEW PLUMBING, ELECTRICAL AND HVAC. ALL ROTTEN WOOD WILL BE REPLACED. BACK PORCH TO BE REMOVED. NEW WINDOWS & INSULATION TO BE INSTALLED. SEPTIC TO BE INSPECTED AND PUMPED. WELL TO BE INSPECTED/TESTED FOR SAFE USAGE. FIRE MARSHALL: TO INSPECT FOR ITEMS TO BRING UP TO CODE.

OVERALL THE PROPERTY WILL BE IMPROVED UPON IN A TASTEFUL COMMERCIAL MANNER



PROJECT: Spackling & Fencing Co.
 DESCRIPTION: Hudson Rd Griffin Ga
 DATE: 06-25-2015
 SCALE:
 REF:
 DRUG NO: 01
 2015

Proposed Rezoning C-1

S P A L D I N G C O U N T Y
P L A N N I N G C O M M I S S I O N

DATE: July 28, 2015

TO: Spalding County Planning Commission
Spalding County Board Of
Commissioners

FROM: Department of Community Development

RE: Rezoning Application #15-02Z, 15-02AZ, 15-02BZ, 15-02CZ, 15-02DZ, 15-02EZ, 15-02FZ, 15-02GZ, 15-02HZ, 15-02IZ
Total acreage: 16.69± acres
AR-1, R-1, C-1, C-1B to C-2

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced rezoning application.

Identification of the Property

Size and Location:

The application requests rezoning of ten (10) tracts of land with a total area of 7.69 acres, more or less, located at 1065, 583, 585, 587, 661, 663, 665, 667, 669 and 671 Hudson Road.

District and Land Lots:

The properties are located in the 3rd Land District, in Land Lots 85 and 108.

Current Owner:

The property is owned by Joseph Claude Dearing Sr. and Vera Lewis Dearing C/O Christal Yancy, by virtue of Deed recorded Feb 22, 1990 in Deed Book 981, Pages 24-25, Office of the Clerk of the Superior Court, Spalding County, Georgia.

Agent/Developer

Linda McIntyre; McIntyre Corporation
2047 Locust Grove Road
Griffin, Georgia 30223

Overview of Development:

Applicant is requesting C-2 zoning to relocate an existing fence installation business to the subject property. The business is currently located at the agent's home as a home occupation. The business has expanded beyond what is permitted within the regulations of a home occupation.

Agent proposes to clean up the subject property, installing a new roof on both existing structures and repairing all worn and rotten elements. The shop building will be painted while the house which will act as the office will have new siding installed. The application also indicates fencing and landscaping will be installed.

Current Zoning/Authorized Development:

The properties are currently zoned AR-1, Agricultural / Residential and R-2 Single Family Residential.

A nonconforming car repair garage operated on the three of the tracts for a number of years. The garage recently went out of business but the property owner has maintained the license to retain the grandfathering.

Seven of the existing residential lots are not developed and can be developed as residential dwelling units pursuant to each respective zoning district. It must be noted that most of these lots are only 1/3 of an acre each. Approval of septic systems could prove difficult.

Existing Use:

The properties are currently not being utilized.

Land Use Plan:

Pursuant to the "Spalding County Comprehensive Plan, 2004-2024," as approved in December 2004, the request is

inconsistent with the plan and associated Future Land Use Map classification of Medium Density Residential.

The applicant has submitted a future land use map amendment in conjunction with this request to amend the land use to industrial.

Schools:

As the proposal is for a Heavy Commercial / industrial Use, there will be no negative impact to the schools in the form of additional students.

Compliance with Zoning Ordinance Development Standards:

C-2 Development Standards:

Minimum Heated Floor Area for Buildings: None.

Minimum lot area:

1. Unsewered Areas: As specified by the Spalding County Health Department, but in no case less than two (2) acres.

2. Sewered Areas: One (1) acre.

Minimum lot width: 100 feet.

Minimum frontage width: 100 feet.

Setbacks:

front: 70 feet

side: 30 feet if side lot line adjoins a C-2 zoned district; however, if side lot line adjoins any other district, minimum required side yard is 100 feet.

rear: 35 feet if rear lot line adjoins C-1B or C-2 district; however, if rear lot line adjoins any other district, minimum required rear yard is 100 feet.

Utilities & Infrastructure:

Transportation:

The following average trip numbers represent the average number of trip experienced by this type of development based on case studies from Trip Generation, 6th Edition from the Institute of Transportation Engineers:

Based on 4,510 square feet of light industrial use:

Weekday

A.M. Peak Hour: 4.55 trips

P.M. Peak Hour: 4.87 trips

Total Weekday 31.43 trips

Water:

The site is accessible to County water. (Source: Spalding County Water Authority).

Sewerage:

The site is not accessible to sanitary sewer service. (Source: City of Griffin Water & Wastewater Department)

Wetlands/Watershed Area:

Per the site plan submitted no portion of this site is within Flood Zones (FIRM panel # 13255C 0205 D).

This site is not located within a watershed district, as indicated by the S-2 Watershed Overlay Map.

This site is not within any recharge areas indicated on the S-3 Ground Water Recharge Overlay Map.

Criteria when considering a Rezoning Application

The following items are listed in the Spalding County Zoning Ordinance (a/k/a UDO) as criteria to consider for rezoning applications:

1. The existing uses and zoning of nearby properties.
The properties are bordered by PCD, Planned Commercial District zoning (City of Griffin) to the north. It is bounded by AR-1, Agricultural Residential and R-2, Single Family Residential zoning to the west. The land uses in the general area are predominately commercial and industrial. There is a small remaining area near Wilson Road of residential uses along with institutional uses (Spalding County High School).

2. The suitability of the property for the proposed purpose.
Per the "Spalding County Comprehensive Plan, 2004-2024," as approved in December 2004, the plan indicates that this property should be used as "Medium Density Residential". The development proposed is inconsistent with the Future Land Use Map for this property. The applicant has submitted an amendment request in conjunction with the rezoning application. The current land use designation of Medium Density Residential is not logical given the land uses patterns that have developed for this area. Industrial and institutional uses are the dominate land use and services have been established accordingly.
3. The length of time the property has been vacant.
Three of the properties are developed.
4. The threat to the public health, safety, and welfare, if rezoned.
There will be no increase in the threat to public health, safety, and welfare as a result of rezoning to C-2. Many C-2 uses are present in this area. There would be no impact on the schools in the form of new students.
5. The extent to which the value of the property is diminished by the present zoning.
Present zoning does not allow for industrial uses.
6. The balance between the hardship on the property owner and the benefit to the public in not rezoning.

Photo(s)



View of subject property from Hudson Road.

Staff Recommendations:

Staff recommends **Conditional Approval** of the request for the following reasons:

1. The rezoning would not increase the threat to the public health, safety and general welfare beyond acceptable measures.

Staff recommends the following conditions:

- a. All of the separate parcels shall be combined into one tract.
- b. A minimum 50' undisturbed buffer shall be provided along the western property line. Said buffer shall be supplemented natural screening of trees and shrubs at a planting height of 6' where the existing buffer is insufficient.
- c. The two structures on the property shall be improved pursuant to the statement provided in the application.
- d. Site lighting to be designed so as to not glare in adjacent residential areas or onto public streets.

#15-02Z - 02IZ Yancey / McIntyre

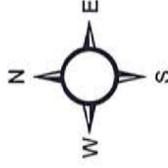


| Zoning | Color/Pattern | Code |
|--------|---------------------------|-------|
| AAR | Dark Brown | AAR |
| AR1 | Light Green | AR1 |
| AR2 | Dark Green | AR2 |
| C1 | Pink | C1 |
| C1A | Red | C1A |
| C1B | Red with dots | C1B |
| C1C | White with diagonal lines | C1C |
| C2 | Dark Blue with dots | C2 |
| C3 | Dark Blue with dots | C3 |
| O1 | Blue | O1 |
| PDD | Orange | PDD |
| PRRRD | Green | PRRRD |
| R1 | Yellow | R1 |
| R2 | Light Orange | R2 |
| R2A | Yellow | R2A |
| R3 | Dark Brown | R3 |
| R4 | Light Yellow | R4 |
| R5 | Dark Green | R5 |
| R6 | Dark Blue with dots | R6 |
| VN | Light Blue | VN |

Approximate size of an Acre.



1 inch = 439.02 feet



Map # 236-01-043B
236-01-043

Spalding County GIS
(770) 467-4220
cjacobs@spaldingcounty.com



SPALDING COUNTY PLANNING COMMISSION
Application #15-02AZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02AZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 585 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02BZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02BZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 587 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02CZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02CZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 661 Hudson Road (0.34 acre located in Land Lot 221 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02DZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02DZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 663 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02EZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02EZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 665 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02FZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02FZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 667 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02GZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02GZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 669 Hudson Road (0.26 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02HZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02HZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 671 Hudson Road (0.05 acre located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Application #15-02IZ

Requesting Agency

Office of Community Development

Requested Action

Application #15-02IZ: Christal Yancey, Owner - McIntyre Corporation, Agent - 1065 Hudson Road (5 acres located in Land Lot 211 of the 2nd Land District) - requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Approval of Minutes

Requesting Agency

Office of Community Development

Requested Action

Consider approval of June 30, 2015 minutes.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
|  PC 06-30-15 Minutes | 7/22/2015 | Cover Memo |

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
June 30, 2015

The Spalding County Planning Commission held its regular monthly meeting on June 30, 2015 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Walter Cox; and Frank Harris. Members Bruce Ballard and Sonny Eubanks were not present.

Also present were: Cindy McDaniel, Planning Technician; Newton Galloway, Zoning Attorney and Teresa Watson to record the minutes.

CALL TO ORDER

Mr. Youmans called the meeting to order, introduced the members of the Planning Commission and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

NEW BUSINESS

Amendment to UDO #A-15-05: Appendix B. Ordinance Establishing Planning Commission – Section 104 – amend appointment of members; removal for cause; compensation.

Mr. Newton Galloway advised the Planning Commission could combine Amendment to UDO #A-15-05 and #A-15-06 for purposes of discussion and then vote on each individually.

Motion by Mr. Cox to combine Amendments to UDO #A-15-05 and UDO #A-15-06 for discussion. Motion was seconded by Mr. Harris and carried 3-0.

Amendment to UDO #A-15-06: Appendix C. Ordinance Establishing Board of Appeals – Section 103 – amend appointment of members; removal for cause; compensation.

Mr. Galloway provided an overview of the amendments, noting the provision that one can hold another position with Spalding County but not a position appointed by the Planning Commission. The intent was to make certain that political appointees did not have multiple appointments. This doesn't apply to all positions that might involve County government. When Mr. Cox was appointed to Planning Commission, while serving on the Board of Equalization (BOE), they felt as though the intent was that the Board of Commissioners would not make dual appointments. Another appointment that is not political, though, is deemed acceptable and Mr. Galloway felt it would be better to clarify what constitutes a political appointment. The appointment was consistent with the intent, but he simply wanted it clarified. He noted that the BOE appointment is made by the Grand Jury and not the governing body (Board of Commissioners).

Chairman Youmans asked about the provision for ensuring attendance and removal for cause. Questions were answered by Attorney Newton Galloway.

Motion by Mr. Cox to approve Amendment to UDO #A-15-05. Second was made by Mr. Harris and motion carried 3-0.

Motion by Mr. Cox to approve Amendment to UDO #A-15-06. Second was made by Mr. Harris and motion carried 3-0.

Amendment to UDO #A-15-07: Article 5. AR-1 Agricultural and Residential – Section 503:D(5), Article 6. AR-2 Rural Reserve – Section 603:D(5), Article 7. R-1 Single Family Residential Low District

– Section 703:D(1), Article 7A. R-1A Single Family Residential District – Section 703A:D(1), Article 8. R-2 Single Family Residential District – Section 803:D(1), Article 8A. R-2A. Single Family Residential District – Section 803:D(1), Article 9. R-3 Multiple Family District – Section 903:D(2), Article 10. R-4 Single Family Residential – Section 1003:D(1), Article 11. R-5 Single Family Residential District – Section 1103:D(1), and Article 11A. R-6 Planned Residential Community District – Section 1103A:D(1) – amend general home occupations.

Mr. Galloway said this amendment arose from an application for a Special Exception for a Home Occupation for a shooting range on North Rover Road. The County did not foresee this, and as a result there was no legal basis to deny or preclude the application, so the Board of Commissioners adopted a moratorium that would prevent Community Development from accepting additional applications for the same use. Then, he was given direction to draft an ordinance to preclude acceptance and approval of shooting ranges as a general home occupation. This resolution amends various provisions of the Zoning Ordinance to eliminate the shooting range as a home occupation (fringe). We can then deny a Home Occupation that may conflict with existing nearby development or cause harm to the general welfare. Shooting ranges are specifically precluded in each of the residential zoning districts. The County felt it could reasonably expect more issues with this as more have the ability to work from home. Many no longer have to be in an office or storefront. He looked at the consistency to give authority to approve or deny, so he felt it appropriate to allow a general provision giving discretionary authority. The Planning Commission can entertain and provide their recommendation. Community Development Director Chad Jacobs would then assess and make a recommendation to the Appeals Board who will recommend to the Board of Commissioners for approval or denial. By the time it gets through the Board of Commissioners, at least twelve people will have reviewed it. The moratorium was scheduled to expire June 30 but was extended for another 60 days.

Some discussion regarding allowing some of the deleted home occupations in R3. Mr. Galloway noted this multi-family zoning designation is for apartments and other multi-family environments, but Ms. McDaniel noted the County has issued home occupations in that zoning designation. Some people have business licenses in R3, and they would be allowed to continue. Generally, home occupations will not be allowed in R3 and have been removed. Home occupations seem to be expanding in scope and whatever can be included is being requested. As a result people are doing a greater number of, and more varied type, activities. Mr. Galloway advised the assumption is that home occupations are compatible with other uses in residential districts. Some are problematic and this amendment provides a measure with which the County can deal with these type issues.

Motion/second to approve Amendment to UDO #A-15-07 by Messrs. Harris/Cox, carried 3-0.

MINUTES

Motion to approve the May 26, 2015 Planning Commission meeting minutes by Mr. Harris, seconded by Mr. Cox, carried 3-0.

ADJOURNMENT

Meeting was adjourned at 7:30 p.m. on motion/second by Messrs. Cox and Harris by 3-0 vote.

John Youmans – Chair

Teresa A. Watson – Recorder