



PUBLIC HEARING

A public hearing was held by the Spalding County Board of Commissioners in their office in the Courthouse Annex, Thursday, August 23, 2001 beginning at 6:00 o'clock p.m. with Commissioners, Michael Kendall, Martha McDaniel, Merrill Massengale, Johnnie McDaniel and Dick Morrow present. Also present were County Manager William Wilson, Assistant County Manager Michael Sabine, Zoning Attorney Newton Galloway, Planner Jennifer Peterson and County Clerk Phyllis Doane.

A G E N D A

A. Call to order – Chairman Massengale

B. Special Exceptions:

- 1. Application #01-30S:** Wymon David Corley, Owner – Lisa Moore, Agent – School Road (2.23 acres located in Land Lot 86 of the 3rd Land District) – requesting a Special Exception to allow a day care center in the AR-1 District.

There was no one signed up to speak for or against this application.

*Motion made by Commissioner Martha McDaniel to approve **Application #01-30S** with conditions compliance to the rules promulgated by the Georgia Department of human Resources where applicable and a buffer must be provided along all side and rear property lines. Commissioner Johnnie McDaniel seconded the motion for purpose of discussion.*

Mr. McDaniel asked that she amend her motion to add condition of contingent upon approval of zoning change.

Commissioner Martha McDaniel added that condition to her motion as well as Commissioner Johnnie McDaniel his second.

The commissioners had some questions and Ms. Lisa Moore approached the podium. She gave her address as 1358 Highway 18 E, Zebulon, GA.

Commissioner Morrow stated there were two (2) older houses on the property. She said that there was an older house and a barn. She said that the daycare center was going to be passed that where there is nothing there. Mr. Morrow said there were also some tractor-trailers parked on the property. She said that the trailers would be moved. She said that the existing house is going to stay there and she would be building a new building. She said that she would be keeping around 74 children depending on how many the state would license her for. She said the state standard is 35 sq. ft. per child. Mr. Morrow stated that he had concerns about the additional traffic on the road. Ms. Moore stated she was planning on putting two lanes in and two lanes out.

Commissioner Morrow commented that he would like to see an additional condition of either a child care center or residential use and no other use. Mr. Sabine commented that these conditions would be placed on the rezoning application.

*Chairman Massengale called the question on approval of **Application #01-30S** and motion was unanimously approved by a vote of 5-0.*

- 2. Application #01-31S:** James Ronald Jacobs, Owner – Clint J. Adamson, Agent – 116 Deer Run Circle – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

There was no one signed up to speak for or against this application.

*Upon motion by Commissioner Morrow, seconded by Commissioner Massengale **Application #01-31S** was unanimously approved by a vote of 5-0.*

C. Rezonings:

- 1. Application #01-13Z:** Wymon David Corley, Owner – Lisa Moore, Agent – School Road (2.23 acres located in Land Lot 86 of the 3rd Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1, Agricultural and Residential.

*Motion made by Commissioner Morrow to approve **Application #01-13Z** with condition that it either is a daycare center or residential use only. Commissioner Massengale seconded the motion and motion was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.***

- 2. Application #01-14Z:** Thomas F. and Debra S. Ross, Owners – Michael J. Brutz, Agent – 240 O’Dell Road – requesting a rezoning from C-1B, Heavy Commercial, to C-1, Highway Commercial.

Mr. Tom Ross was present to address this application. He said that this would be a professional office park.

*Motion made by Commissioner Massengale to approve **Application #01-14Z**. Commissioner Morrow seconded the motion and motion was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.***

D. Text Amendments:

- 1. Amendment to UDO #A-01-13:** - Raise maximum height of buildings in certain zoning districts to 60 feet.

There was no one signed up to speak for or against this amendment to the UDO.

*Motion made by Commissioner Martha McDaniel to approve **UDO-A-01-13**. Commissioner Morrow seconded the motion for discussion.*

Commissioner Morrow stated that he had objections to a portion of this ordinance. He said that the two last sentences had been tagged on to each of the even number sections, which reads “For buildings with such projections, the minimum required yards shall be increased by 1 foot for every 2 feet (or fraction thereof) of height in excess of the respective structure’s maximum building height. For all buildings in excess of 35 feet in height, required side yards shall be increased by 1 foot for every 2 feet (or fraction thereof) of building height in excess of 35 feet.” He feels like that these sentences defeat the purpose of trying to encourage better land use and go up instead of out. He said that he wanted to see these two additional sentences taken back out of this ordinance.

Commissioner Morrow stated he would like to add to the motion the deletion of the last two sentences from the even numbered sections.

There was a lengthy discussion regarding Commissioner Morrow’s request to delete these two sentences.

*Commissioner Martha McDaniel amended her motion to accept Mr. Morrow’s request of the deletion of the two last sentences in each even numbered section 2-26. Commissioner Morrow amended his second as well and motion with amendment was unanimously approved by a vote of 5-0. **The Resolution for UDO-A-01-13 will be incorporated into the minutes on second and final reading.***

- 2. Amendment to UDO #A-01-15:** Commercial Zone Inclusion Ordinance – add provision to C-1, C-1B, C-1C, and C-2 Districts.

There was no one signed up to speak for or against this amendment to the UDO.

*Upon motion by Commissioner Morrow, seconded by Commissioner Johnie McDaniel UDO-A-01-15 was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.** Commissioner Massengale made a comment that the uses need to be enumerated specifically line by line in the zoning districts. This will be incorporated into the Resolution for second reading.*

E. Other Business:

F. Adjournment.

Upon motion by Commissioner Martha McDaniel, seconded by Commissioner Morrow the meeting was unanimously adjourned.

County Clerk

Chairman

Please send comments to webmaster@spaldingcounty.com
Copyright © 2000 Spalding County all rights reserved