



Spalding County
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Board of Commissioners

SPECIAL CALLED MEETING

The Board of Commissioners of Spalding County, Georgia, held a Special Called Meeting on Wednesday, December 17, 2003 in their office in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 11:15 o'clock a.m. with Commissioners Dick Morrow, Michael Kendall, , Cecil Davis and Eddie Goss present. Commissioner Johnie McDaniel was absent due to with work schedule. Also present were County Manager William Wilson, Community Development Director Chuck Taylor and County Clerk Phyllis Doane.

Chairman Morrow called the Special Meeting to order.

The purpose of the meeting is to consider a Resolution authorizing a moratorium on the acceptance of rezoning applications and development plans for R-3 district multi-family development.

There was no audience present for this meeting.

Chuck Taylor, Community Development Director, addressed this issue. The time frame for the moratorium would make it immediately upon adoption and is due to terminate on Monday, May 31, 2004 unless the Board chooses to extend it. The moratorium is in two (2) parts and you can alter the moratorium or terminate it altogether. County Manager Wilson stated that Staff is currently working to implement more detailed and appropriate planning procedures in criteria for the location and placement of the multi-family residential districts.

Chairman Morrow stated he would like to see a couple members of this Board meet with our Staff and other developers who wished to meet, and try to create new apartment rules that would be an enhancement. Commissioner Davis stated he would be willing to work on this and Chairman Morrow was going to ask Commissioner McDaniel (who was not present) to work on this Task Force on apartments also.

Upon motion by Commissioner Davis, seconded by Commissioner Goss the following Resolution was approved by a vote of 3-1 with Commissioner Kendall voting in opposition as he felt that there was no response time for people involved and had a problem making these type of decisions without any input from any citizen.

**RESOLUTION TO ENACT A
MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF REZONING APPLICATIONS
AND THE ACCEPTANCE AND
APPROVAL OF DEVELOPMENT PLANS, CONSTRUCTION PLANS AND
BUILDING PERMITS FOR DEVELOPMENTS IN THE
R-3 MULTIPLE-FAMILY DISTRICT
WITHIN SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, Spalding County desires to increase the standards of amenities and construction for multi-family developments proposed to be located within Spalding County;

WHEREAS, Spalding County desires to implement more detailed and appropriate planning procedures and criteria which will govern the location and placement of multi-family residential developments within Spalding County in conjunction with its comprehensive plan;

WHEREAS, Spalding County desires to briefly control and restrict multi-family residential development until such time as it may consider, implement and adopt Zoning Ordinance text amendments required to carry out its goals, stated above;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that a moratorium restricting certain development pertinent to multi-family residential development shall be enacted, as follows:

Section 1: Enactment of a Rezoning Moratorium: The Board of Commissioners of Spalding County, Georgia hereby enacts and directs any and all applicable personnel and agencies of Spalding County, Georgia to enforce a moratorium on receipt, acceptance, consideration and approval of any application seeking the rezoning of property to the R-3 Multiple Family District, as defined by Article 9 of the Zoning Ordinance of Spalding County.

Section 2: Enactment of a Moratorium on Plan Review and Approval: The Board of Commissioners of Spalding County, Georgia hereby enacts and directs any and all applicable personnel and agencies of Spalding County, Georgia to enforce a moratorium on the receipt, acceptance, consideration and approval of any Plan of Development for any proposed development under the R-3 Multiple Family District, as required and set forth in Section 904 of the Zoning Ordinance of Spalding County.

Section 3: Enactment of a Moratorium on Construction Plan Approval: The Board of Commissioners of Spalding County, Georgia hereby enacts and directs any and all applicable personnel and agencies of Spalding County, Georgia to enforce a moratorium on receipt, acceptance, consideration and approval of any construction plans required for any proposed development under the R-3 Multiple Family District.

Section 4: Enactment of a Moratorium on Building Permits: The Board of Commissioners of Spalding County, Georgia hereby enacts and directs any and all applicable personnel and agencies of Spalding County, Georgia to enforce a moratorium on receipt, acceptance, consideration and issuance of any building permit requested to construct any improvement on any real property which is zoned R-3 Multiple-Family District.

Section 5: Impact on Other Development Ordinances. The provisions of this resolution shall not restrict or prohibit any other development of any real property except that specifically stated herein.

Section 6: Effective Date and Duration. The provisions of this Resolution and the effects of the moratorium set forth herein shall commence on Wednesday, December 17, 2003 at 11:15 a.m. or upon its passage and adoption, whichever shall later occur and shall terminate on Monday, May 31, 2004 at 11:59 p.m., unless extended by the Board of Commissioners of Spalding County, Georgia.

This the 17th day of December 2003.

With no further business, Chairman Morrow asked for a motion to adjourn.

Upon motion by Commissioner Goss, seconded by Commissioner Davis the meeting was unanimously adjourned at 11:25 A.M.

County Clerk

Chairman

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