

REGULAR MONTHLY MEETING

The Board of Commissioners of Spalding County, Georgia, held their Regular Monthly Meeting on Monday, February 6, 2006 in their office in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 6:00 o'clock p.m. with Chairman Eddie Freeman presiding and Commissioners Cecil Davis, Gwen Flowers-Taylor, Edward Goss and Johnie McDaniel present. Also present were County Manager William Wilson, County Attorney Jim Fortune, Administrative Services Administrator Jinna Garrison, and Executive Secretary Teresa Watson.

I. OPENING (CALL TO ORDER) – Chairman Eddie L. Freeman

II. INVOCATION

III. PLEDGE TO FLAG

IV. PRESENTATIONS/PROCLAMATIONS/RECOGNITION

1. Miller Edwards of Mauldin & Jenkins will present the 2005 Comprehensive Annual Financial Report for Spalding County.

Mr. Edwards summarized the report and stated Mauldin & Jenkins had issued a clean opinion of the 2005 Comprehensive Annual Audit. He felt the Balance Sheet looked good and appeared to be healthy. The fund balance shown was a good one, as well.

Mr. Edwards noted some conditions in the Annual Audit Agenda, and Staff was congratulated for its award-winning financial program at the County.

V. PRESENTATION OF FINANCIAL STATEMENTS – N/A

VI. CITIZENS COMMENTS

1. Kelly Palmatier would like to address the Board regarding Spay/Neuter Differential Licensing.

Kelly Palmatier, 450 Malear Road, Hampton, Georgia

Ms. Palmatier was present to advocate a program of Spay/Neuter Differential Licensing for Spalding County. She detailed facts about animal control in the County and noted five benefits which include significant reductions in operating expenses, increased revenues, reduced dog attacks, reduced pet/automobile accidents, and improved positive public relations. A Spay Georgia organization can help those for whom spaying or neutering poses a financial hardship. She recommended a \$100 fee for the lifetime of a pet, with 50% of that amount going to the spay/neuter program. This required registration would provide another tool for prosecuting dangerous dog owners, as well.

2. Alan Mobley would like to address the Board concerning minimum distance requirements from churches for alcoholic beverage licensing in a shopping center environment.

Mr. Mobley, 262 Mobley Road, Griffin, Georgia

Mr. Mobley asked the Board to consider modifying the present ordinance in place for sale and consumption of alcoholic beverages, particularly as it relates to distance from a church in a shopping center environment. He asked that the Board consider aligning County requirements with the State's rules for such operations. The Spirit in Truth Ministries wants to lease space in his shopping center, but it is contingent upon such a modification. Pastor Benton of the church was present to answer questions.

Mr. Fortune stated that Spalding County's ordinances were more restrictive than those required by the State which is permissible. Conversely, the County's requirements cannot be less stringent than those of the State. State regulations stipulate distilled spirits are not allowed within 100 yards of a church or 200 yards of a school. The State mandates a distance of 100 yards from school grounds or a college campus for malt/wine/beer, but it does not address churches with regard to malt/wine/beer. Distance is measured by the most direct path walking. The County measures to the door generally accessed for pedestrian traffic and in some instances has even referenced property lines. Churches can waive distance requirements but a convenience store cannot. If the church is there first, the convenience store could not sell, but if the store selling alcohol was there first, the church could waive the distance requirement. Mr. Mobley just asks that the County align its requirements with those of the State.

Pastor Derrick Benton, Spirit in Truth Ministries, Locust Grove, Georgia

He stated they had no problem with the convenience store selling alcohol. Sunday sales would not be a factor since the beer and wine couldn't be sold on Sunday anyway.

The consensus of the majority of the Board was to entertain revising the County ordinance on a future agenda.

VII. PUBLIC COMMENT

Durward Smith, 2356 Williamson-Zebulon Road, Williamson, Georgia

Mr. Smith spoke to what he perceived to be a lack of recordkeeping in the zoning office and their inconsistency in requirements.

Sinclair Hollberg, 3335 Jackson Road, Griffin, Georgia

He commended the County on the Annual Financial Report. He urged caution with regard to considering changing the distance requirement for alcoholic establishments to mirror that of the State and recommended careful consideration. He addressed the Village Node concept and his perception that more education was needed for the public. He encouraged and supported the proposed Moratorium and urged the Board to use the time allowed by the moratorium to better educate and disseminate information on Village Nodes.

Ken Dorsey, 261 Dobbins Mill Road, Griffin, Georgia

Mr. Dorsey felt that probably any 1970-something ordinance should be reviewed. He too felt there was some disorganization in Community Development and said he has experienced delays, as well, but could not explain why. The permitting process now runs about a week, and the process runs about the same amount of time as Henry County, who has much more development going on presently.

Commissioner Flowers-Taylor said she had experienced some customer service problems in Community Development, as well, but she was pleased that Staff there did set the expectations high for the County in order to ensure quality and adherence to regulations.

Mr. Dorsey said he was not questioning the quality of Staff but rather the efficiency of the department.

Matthew Stafford, 1560 Flint Street, Griffin, Georgia

Mr. Stafford noted his previous concern in recent months for accounting with regard to the Hotel/Motel Tax. Senate Bill 1555 had been provided at that time for review. He asked that he be placed on the next agenda to discuss this in greater detail. Mr. Wilson explained he could obtain a detailed summary of the County's audit from Ms. Garrison, about which he had some questions.

Tom Farrar, 565 Sidney Drive, Griffin, Georgia

Mr. Farrar reiterated he thought there were problems with Community Development, as well. He has experienced problems and delays in trying to develop the family farm into a high end development. The County's Ordinance and its interpretation deters developers. He suggested hiring an engineer. A clear-cut Ordinance would not need interpretation, nor would it lend itself to ambiguity. Developers are skipping over Spalding to go to adjacent counties for these reasons. He urged the County to state concrete restrictions, not interpretations and recommended rewriting the Ordinance. He also urged the Board to get Mr. Wilson help in the form of an engineer. He stated he doesn't want special treatment but rather wants to be treated the same; all should be treated equally.

John Picklesimer, 400 Rover-Zetella Road, Griffin, Georgia

Developers go through more than anyone realizes to build in this County. When he appeared before a board several years ago, he felt like a crook when he left after being talked to derogatorily. He also addressed concerns with the permitting office where he has had different answers to the same question, depending on which Staff person was asked to respond.

VIII. MINUTES

1. Consider approval of the minutes of the January 23, 2006 Extraordinary Session and the January 26, 2006 Zoning Public Hearing.

Commissioner McDaniel made a motion to approve the Extraordinary Session of January 23, 2006, seconded by Commissioner Flowers-Taylor. Motion carried 5-0.

Commissioner McDaniel made a motion to approve the Zoning Public Hearing of January 26, 2006, seconded by Commissioner Flowers-Taylor. Motion carried 5-0.

IX. CONSENT AGENDA

1. Consider second reading of Amendment to the Official Zoning Ordinance of the following:
 - a) Amendment to UDO #A-05-26: Article 17B. AAR Active Adult Residential District – add new zoning district for Active Adult Residential (AAR).

IN RE: *Text Amendment #A-05-26*

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

RESOLUTION AMENDING THE ZONING ORDINANCE OF 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, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on January 26, 2006 pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: The following provisions shall be added to the Zoning Ordinance of Spalding County, to appear as Article 17B. AAR Active Adult Residential District:

ARTICLE 17B. AAR ACTIVE ADULT RESIDENTIAL DISTRICT

Section 1701B: Purpose. The AAR district is established to provide for the development of varied housing options for active adults typically over age 55 and restricted in accordance with the federal Fair Housing Act and the Housing for Older Persons Act, 42 U.S.C. § 3601, et. seq. and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et. seq. The development focus in AAR encourages an active adult and senior lifestyle. Development of communities in the AAR district must be of sufficient size to accommodate a variety of residential dwelling types,

significant amenities and open space which, when taken together, contribute to an enhanced lifestyle. Limited commercial development, principally community retail and service uses, shall be allowed within the community to serve the residents of AAR districts. However, residential uses must predominate within the AAR community. All development within the AAR district must be comprehensively planned as a unitary development which meets these development goals. The development plan must be sufficiently detailed to insure Spalding County that all residences and accompanying amenities are developed pursuant to a logical and coherent plan from beginning to completion. All development within AAR must be served by public sewer.

Section 1702B: Boundaries of the Active Adult Residential District. The Official Map (Section 2301 of this Ordinance) shows the boundaries of all AAR districts within Spalding County. Article 23 also contains additional information regarding interpreting district boundaries, amending boundaries, etc.

Section 1703B: Permitted Uses.

A. The following **Principal Uses** are permitted residential uses in AAR districts:

1. Dwelling, Cluster
2. Dwelling, Single Family Detached
3. Dwelling, Single Family Attached
4. Dwelling, Condominium
5. Dwelling, Patio
6. Dwelling, Townhouse

B. The following **Principal Uses** are permitted commercial uses in AAR districts, provided that such use:

- i. must be located within the development in a specific area(s) designated for commercial uses;
- ii. must not exceed one percent (1%) of the total land area within the development; and
- iii. no individual commercial use allowed herein shall exceed 3,500 square feet of space (unless specifically set forth separately below).

1. Animal Hospital
2. Art Studio
3. Bakery
4. Bank or financial institution
5. Barber/Beauty Shop
6. Catering service
7. Clinic
8. Clothing store
9. Crafts
10. Cultural facility, library or museum
11. Dance School or studio
12. Day spa/Therapeutic massage clinic
13. Dental laboratory
14. Dental office (Maximum 10,000 sq. ft. of floor area)
15. Driving range
16. Dry cleaners
17. Dry goods store
18. Florist shop
19. Food store
20. Garden materials, growing and sales
21. Gift shop
22. Government building, local, federal or state
23. Home Occupation, Minor
24. Indoor amusement or recreational activities
25. Library
26. Medical office (Maximum 10,000 sq. ft. of floor area)
27. Messenger service

28. Music teaching studio
29. Office Equipment and Supplies
30. Photography studio
31. Pharmacy or Apothecary
32. Professional Office: maximum 10,000 sq. ft. of floor area
33. Restaurant
34. Shoe repair shop

C. The following **Principal Uses** are permitted as **Special Exceptions** in the AAR District. Uses not outlined below are specifically prohibited. Permitted uses are as follows:

1. Church, synagogue, chapel or other place of religious worship including education building, parsonage, church-related nursery or kindergarten, and other related uses meeting the following development standards:
 - a. The maximum floor area of the church and associated uses shall be 10,000 square feet;
 - b. The lot may not exceed one (1) acre;
 - c. All buildings must be located at least twenty (20) feet from any side or rear property line;
 - d. Churches must occupy a separate building or structure;
 - e. Parking shall be located to the rear and side of the structure; and
 - f. The church structure must be consistent with the architectural design used in the active adult neighborhood.
2. Tower or antenna meeting the standards and development criteria established in the Spalding County Ordinance to Establish Standards for Telecommunications Antennas and Towers, limited to those towers defined in Section 4(B)(i-v) and which additionally shall be determined by the Spalding County Board of Zoning Appeals to meet the criteria for approval set forth in Section 6(C).
3. Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all perimeter property lines;
 - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing;
 - c. No vehicles or equipment may be stored on the lot;
 - d. With the exception of an access driveway, a buffer, as provided in Section 405 of this Ordinance, must be maintained along the front, side and rear property lines.

D. The following **Accessory Uses** are permitted in the AAR district:

1. Private garage or carport.
2. Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds. Residential storage structures not to exceed 8 ft. in height and 600 sq. ft. Residential storage structures to be finished in the same material and colors as principle building.
3. Residential garden.
4. Deck, patio or other such facility.
5. Fence, wall, exterior lighting fixture, or other general landscaping and site development facility.
6. Antenna, domestic.
7. Temporary building for storage of materials meeting the following development standards:
 - a. Permitted only in conjunction with construction of a building;
 - b. allowed either on the same lot where construction is taking place or on adjacent lots;
 - c. Such a use must be terminated upon completion of construction.
8. Sign as permitted by the Spalding County Sign Ordinance (Appendix E).
9. Temporary construction office facility at a construction site for a residential subdivision, as defined by the Subdivision Ordinance of Spalding County, Unified Development Ordinance, Appendix A, Section 202 (QQ) and for any special exception

use allowed in this zoning district for which construction of a new structure is required, meeting the following development standards:

- a. The procedure for applying for a temporary construction office facility is as follows:
 - i. Plans for a water/well and sewage/septic systems suitable for the construction office facility must be submitted to the Spalding County Health Department for its review and approval.
 - ii. Upon approval by the Spalding County Health Department, the owner shall present evidence of such approval to the Administrative Officer and apply for a building permit for the proposed construction office facility, including the water and sewage systems.
 - iii. Upon receipt of the building permit, the owner should proceed with construction of the proposed water and sewage systems. The Spalding County Health Department will provide required inspections of these systems during and upon completion of construction. No other water or sewage systems may be approved for the temporary construction office facility.
 - iv. Upon certification of the Administrative Officer that the water and sewage systems have been properly installed according to the approved plans, the owner shall, pursuant to the building permit issued in Section 1714B(4) be authorized to temporarily maintain the construction office facility.
 - v. The Administrative Officer shall explain to the owner all conditions and limitations attached to such a permit and will secure the written certification that he understands and will abide by those conditions.
- b. The following conditions apply to the permit issued for the temporary construction office facility:
 - i. Only one temporary construction office facility is allowed per 650 units.
 - ii. It is non-transferable from one owner to another.
 - iii. Any permit is temporary; the valid period of the permit will expire on the date that a Certificate of Occupancy for the last residential dwelling in the subdivision is issued or after sixty (60) months, whichever occurs first. For non-residential construction, the permit will expire on the date that a Certificate of Occupancy for the structure is issued or after twenty-four (24) months, whichever occurs first.
 - iv. In the event that the construction of the residential subdivision or non-residential construction is underway, but not yet completed and approved for occupancy when the building permit for the temporary construction office facility expires, the owner may apply to the Administrative Officer for an extension. The Administrative Officer, at his/her discretion, may extend the permit for periods of up to twenty-four (24) months.
- c. Upon completion of the residential subdivision or other expiration of the permit, the temporary construction office facility must be disconnected from the water and sewage systems and use of the temporary construction office facility must cease.
- d. The temporary construction office facility must be removed within thirty (30) days of either the issuance of the Certificate of Occupancy of the last residence in the subdivision or the expiration of the temporary construction office facility permit, whichever is earlier.

E. The following **Accessory Uses** are permitted as **Special Exceptions** in AAR districts:

1. None.

F. All accessory uses must meet the following standards:

1. They must be located in the rear yard.
2. They must be located at least five (5) feet from any property line.
3. They may not be located in any front or side yard.
4. Accessory buildings not attached to the principal building must be located at least twelve (12) feet from the principal building on the lot.

5. No accessory use shall be built until construction of the principal building has commenced.
6. Such accessory uses shall be located on the same lot as the principal use to which it is accessory.

G. All uses not specifically permitted within the AAR district are specifically prohibited.

Section 1704B: Development Review and Approval Process

A. Plan Submittal and Review:

Each application to rezone property to the AAR district shall be accompanied by a site specific development plan. The review process for the development plan shall be the same as set forth in Section 1704 (A), (B(a-g)), (C), (D(1-2)). If granted, rezoning to the AAR district shall be conditioned upon the development plan, with the reservation of the authority to Spalding County to require any additional requirements as may be set forth in an accompanying development agreement, if required.

1. Revision of Development Plan

- a. Flexibility to allow minor modifications to the Development Plan by the Administrative Officer after approval has been granted shall be permitted. Modifications of the Development Plan shall be provided to the Administrative Officer. Applicant is required to confirm with the Administrative Officer for a determination on whether approval by the Planning Commission and Board of Commissioners is required. For purposes of this section, the following modifications to the Development Plan will be deemed minor and may be approved by the Administrative Officer:
 - i. Modification of the location and mix of residential product type within the overall project, provided the maximum residential density of the plan is not increased and the percentage mix of units as established as a condition of zoning, does not change by more than 10%;
 - ii. Modification of road layout within residential development pods; or
 - iii. Modification of the location of open space provided there is no reduction of the total amount of open space.
- b. Changes to the development plan that require approval by the Planning Commission and the Board of Commissioners shall include, but not be limited to:
 - i. Increase in Right of Way acreage exceeding 10%;
 - ii. Any increase to commercial acreage or floor space;
 - iii. Any increase to the residential density of the development;
 - iv. Modification or relocation of the development's central transportation pattern;
 - v. Modification or relocation of sanitary sewer plant and spray fields; or
 - vi. Any decrease in the amount of open space.

2. Reversion of Zoning Approval

If no construction has begun within two years after the approval of the Board of Commissioners, the zoning approval can be withdrawn by the Board of Commissioners. Ninety (90) days prior the end of the two year period of approval, the owner shall notify the Administrative Officer and Board of Commissioners in writing of the approaching deadline and the Administrative Officer shall schedule a public hearing before the Planning Commission and Board of Commissioners, according the procedures outlined in Section 414 of the Spalding County Unified Development Ordinance, to determine whether an extension may be granted or if the zoning of the property should be amended. The Board of Commissioners, at its discretion and for good cause, may extend for one (1) additional year the period for beginning construction.

3. Subdivision Approval

Site development regulations, specifications, and procedures governing the platting of an AAR District and plat approval shall be in accordance with the Spalding County Unified Development Ordinance, Subdivision Ordinance, Appendix A.

4. Building Permits and Certificates of Occupancy

The Zoning Administrator/Building Official shall issue building permits for buildings and structures in the development if they are in substantial conformity with the approved Development Plan, the development schedule, and with all other applicable regulations. A certificate of occupancy shall be issued for any completed building or structure if it conforms to the requirements of the approved Development Plan and all other applicable regulations.

Section 1705B: Development Standards for AAR District

A. Dwelling, Single Family Detached:

1. Minimum Front Yard: 5 feet
2. minimum Side Yard: 10 feet between structures; 20 feet corner lot
3. Minimum Rear: 20 feet
4. Minimum Road Frontage: 40 feet (35 feet on cul-de-sac)
5. Minimum Lot Width: 40 feet
6. Minimum Square Footage: 1100 square feet
7. Maximum Building Height: Two story
8. Access: Driveway designed to accommodate at least two vehicles

B. Dwelling, Townhouses:

1. Minimum Front Yard: 5 feet
- Maximum Front Yard: 20 feet
2. Minimum Side Yard: 0 feet between dwellings; 20 feet between buildings
3. Maximum units per building: 4
4. Minimum Rear Yard: 20 feet
5. Minimum Road Frontage: 24 feet per dwelling unit
6. Minimum Square Footage: 1100 square feet
7. Maximum Building Height: Two story
8. Access: Driveway designed to accommodate at least two vehicles

C. Residential Architecture:

Traditional Victorian or Craftsman architectural design is required. Vinyl siding and vinyl shake are not permitted. Each house within the subdivision must be built with at least three (3) of the following:

1. Authentic exterior siding; i.e. wood or wood appearing;
2. Dwelling units must be constructed with a minimum 25% of the front façade being brick, stucco, stone or non-vinyl shake;
3. Minimum ten (10) feet ceilings on ground floor (with the exception of powder rooms, restrooms, utility rooms, pantries and closets);
4. Minimum eight (8) feet depth front porches extending at least 60% of the width of the façade of the house;
5. Foundations or slab above grade (to make the appearance of a crawlspace) or crawlspace;
6. Craftsman style or Victorian detailing;
7. Widows walks;
8. Bay windows or turrets;
9. Decorative gable vents and gables;
10. Entrance porticos;
11. Greek revival columns; and
12. Decorative window pediments.

D. Commercial, Retail, Office:

1. Side: 0 feet between units; 20 feet between buildings
2. Rear: 0 feet
3. Minimum Road Frontage: 20 feet

4. Maximum Building Height: 35 feet
5. All buildings must be at least 50 feet from residentially zoned land.

E. Amenity Areas, Common Space and Open Space:

1. Definitions:

- a. Amenity: Any and all structures, including recreational facilities, located within the community which are designed and intended for the common use and enjoyment of all residents.
- b. Common Space: Any and all landscaped areas within the community which do not have any building with heated floor area located thereon which are intended for the common use and enjoyment of all residents.
- c. Open Space: Any and all areas within the community which are left in a natural, undisturbed state and are intended for the common use and enjoyment of all residents.

2. Required Amenities:

- a. Community Center: A community center of a minimum size of 3,000 square feet or five (5) square feet per dwelling (whichever is greater) which must provide space for at least ten (10) of the following activities or events:
 - i. Community room and accompanying kitchen
 - ii. Swimming pool, minimum surface area 3,150 square feet
 - iii. Spa (indoor or outdoor)
 - iv. Arts and crafts facilities
 - v. Meeting rooms
 - vi. Health/Wellness Center
 - vii. Fitness equipment or weight room
 - viii. Exercise room and/or gymnasium
 - ix. Computer lab
 - x. Billiard room
 - xi. Library
 - xii. Lounge
 - xiii. Theatre and/or amphitheatre
 - xiv. Adult learning center
 - xv. Aerobics, yoga or pilates studio
 - xvi. Multi-purpose room (equipped with dividers)
 - xvii. Jogging tract (indoor or outdoor)
 - xviii. Instructional cooking kitchen or area
 - xix. Restaurant
 - xx. Music room
 - xxi. Basketball/Volleyball court(s)
 - xxii. Racquetball/Squash court(s)

Other uses for the Community Center may be proposed by the developer either in substitution or addition to the uses specified herein. The Administrative Officer shall determine whether such uses are consistent with the intent of this ordinance and satisfy the uses intended for the Community Center.

- b. Common Storage Facility: A paved or concrete storage facility for boats, travel trailers and/or vehicles of residents. The common storage facility:
 - i. Must not be located in a flood hazard area;
 - ii. Cannot be of a size exceeding 10,000 square feet for each 300 dwellings or prorated equivalent thereof;
 - iii. Must be located at least 100' from any arterial or collector road;
 - iv. Must be screened from view from any public road, provided that if existing vegetation is insufficient to screen the view of the storage facility from the road, additional landscaping shall be required.

3. Optional Amenities:

- a. The community must be developed with at least one (1) of the following amenities:
 - i. Public or private golf course, consisting of:
 - a) Minimum 18 hole course
 - b) Driving range
 - c) Putting greens
 - d) Clubhouse, minimum 10,000 square feet
 - ii. Lake(s), developed in a manner in which the bodies of water form the central amenity around which the Community is developed in the same manner as a golf course.
- b. The community must be developed with at least three (3) of the following amenities:
 - i. Swimming pool, consisting of:
 - a) One pool, minimum surface area of 800 square feet.
 - b) Changing area, cabana and restrooms.
 - c) A pool which is a part of a Community Center shall satisfy this requirement.
 - ii. Tennis Courts (minimum one (1) court for each 300 dwellings).
 - iii. Bocce ball/lawn bowling area
 - iv. Walking, bicycle and/or golf cart trails
 - v. Commercial grade large playground in compliance with Spalding County standards.

4. Common/Open Space:

Common space and/or open space shall consist of at least 30% of the total acreage within the development. The following amenities may be developed within common space and/or open space: golf course, lakes, hiking, bicycle and golf cart trails. Spray fields may be developed within common space and/or open space, provided that the effluent is treated to tertiary level as defined by the Georgia Department of Natural Resources.

Section 1706B: General Development Standards in the AAR District

- A. Minimum tract size: 100 acres
- B. Maximum overall density: 2.75 units per net buildable area. However, the overall density of a development may be reduced due to topography, drainage, deforestation or sediment and erosion concerns.
- C. Compliance with Fair Housing Act: The development must be limited in accordance with the federal Fair Housing Act and the federal Housing for Older Persons Act, 42 U.S.C. § 3601, et. seq., and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et. seq. to require that at least 80% of all dwellings within the development must be occupied by at least one person who is over the age of 55, and that no individual under the age of 19 may be a permanent resident.
- D. Homeowners Association: A mandatory homeowners association must be formed and incorporated which provides for building and grounds maintenance and repair, insurance and working capital. The homeowners association shall be governed by the Articles of Incorporation, Bylaws, and Restrictive Covenants, each of which shall be subject to review and approval of the Administrative Officer. The Bylaws and Restrictive Covenants shall not be enforced by the County. The Bylaws and Restrictive Covenants shall, at a minimum, regulate and control the following:
 - 1. Animals permitted and restraint rules.
 - 2. Signage as it affects individual owner's lots.
 - 3. Exterior improvements, such as fences, lawn ornaments.
 - 4. Restrictions on removal and maintenance of landscape areas and buffers.
 - 5. Building improvements.

6. Outside storage.
 7. Overnight parking of vehicles.
 8. Decorations.
 9. Trash collection.
 10. Ownership and maintenance of common areas and open space.
 11. Compliance with the federal Fair Housing Act and the Housing for Older Persons Act, 42 U.S.C. § 3601, et. seq. and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et. seq. allowing the restriction of residents to those age 55 or older.
- E. Limitation on Adjoining Units: No more than four units may be attached side by side.
- F. Arterial/Collector Roads: Developments in the AAR district must be located on arterial or collector roadways, shown on the county thoroughfare plan.
- G. Pedestrian Access: Development in the AAR district must provide pedestrian access to all amenities, common space, open space areas and roadways. Connectivity to public transit will be required when available.
- H. Condominiums: Any condominium projects developed in the AAR district shall be subject to the Georgia Condominium Act, as may be amended from time to time.
- I. Impervious Surfaces: Impervious surface shall not exceed 35% of the total acreage within the development.
- J. Accessibility Standards: Projects must incorporate applicable accessibility standards to include at least one full bath on the ground floor and a bedroom on the main floor.
- K. Lighting: Any lighted facility must be designed in a way to prevent direct light from being cast upon adjacent properties or adjacent rights of way. The Administrative Officer will approve a lighting plan in accordance with this requirement.
- L. Applicability to Land and Buildings: No building, structure or land may be used or occupied and no building or structure or part of a building or structure may be erected, constructed, moved or structurally altered unless in conformity with all the regulations specified for the AAR District.
- M. Every Use on a Lot: No building or structure may be erected or use established unless upon a lot as defined by this Ordinance.
- N. Open/Common Space not to be Encroached Upon: No common or open space within the AAR District may be encroached upon or reduced in any manner except in conformity with the requirements and standards in this zoning district. Shrubbery, driveways, retaining walls, fences, curbs and buffers (See: Definition in Article 2 and requirements in Article 4) are not considered to be encroachments into common or open space. Common space and open space must be permanently maintained.
- O. Encroachment of Public Rights of Way: No building, structure, service area required parking (on or off street) or loading/unloading facility is permitted to encroach on public rights of way.
- P. Physical design standards: Minimum design standards for driveways, loading areas and other such physical site improvements are contained in Appendix A, Subdivision Ordinance and Appendix J, Commercial Development Ordinance, Spalding County. Consult those documents for specific requirements.
- Q. Off Street Parking and Service Requirements: Minimum standards for off-street parking and service requirements are contained in the Spalding County Standard for Off-Street Parking and Service Facilities (Appendix G).
- R. Signs: Minimum design and location standards are contained in the Spalding County Sign Ordinance (Appendix E). Consult that document for specific requirements.
- S. Conflict: In the event of a conflict between the requirements of this Article and any other provision of the Spalding County Unified Development Ordinance or any Appendix thereto, this Article shall control.

Section 1707B: Landscaping Requirements

- A. An overall landscape plan must be approved by the Administrative Officer. Any property within an AAR district which abuts a residential or agricultural zoned property, shall have a minimum 50-foot landscaped screening or maintained natural buffer, adjacent to all property. Minimum buffers may be adjusted by the Board of Commissioners based on existing conditions such as tract size and topographic conditions in order to provide compatibility with adjacent residential uses. The buffer shall be subject to approval by the Administrative Officer. Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private or public utilities and/or access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated, undisturbed buffer must be approved pursuant to an original site plan or site plan modification.
- B. Undisturbed buffers, planted landscape and maintained natural buffers shall be implemented in connection with a permitted project and shall address the following objectives:
 - 1. Screening to enhance aesthetic appeal;
 - 2. Control or direction of vehicular and pedestrian movement;
 - 3. Reduction of glare;
 - 4. Buffering of noise; and
 - 5. Establishment of privacy.
- C. Landscape buffers are subject to review and approval by the Administrative Officer in accordance with the following standards:
 - 1. Plantings are to be a mix of evergreen and deciduous trees and shrubs;
 - 2. Species are to be ecologically compatible to the site and appropriate for design situation;
 - 3. Unless public safety concerns dictate otherwise, buffers should maximize visual barrier to a height of six feet within two years of planting
 - 4. Minimum size of plant materials at installation is to be five feet for coniferous trees and 2" caliper for deciduous trees; three gallon pot size for shrubs;
 - 5. Fencing or walls are to be maximum six feet in height.
 - 6. Buffers shall be regularly maintained by the property owner or homeowners association.
 - 7. When topography and existing conditions allow, the required buffer should be an undisturbed buffer; and
 - 8. Any appeals from a determination by the Administrative Officer shall be to the Board of Zoning Appeals.
- D. Any development must meet all state and federal requirements relating to flood plains and wetlands. The Board of Commissioners encourages preservation of wetland areas.
- E. Streetscape requirements:
 - 1. A minimum 6 foot landscape strip is required between the curb and sidewalk.
 - 2. A minimum one 2" caliper tree within the landscape strip for every residential lot.
 - 3. A minimum of one 2" caliper tree within the front or rear yard per lot.
 - 4. A minimum of two (2) 2" caliper trees on each corner lot.
 - 5. Decorative street lights compatible with the architectural character of the neighborhood.
 - 6. Unified mailbox design compatible with the architecture of the neighborhood.
 - 7. Other streetscaping as approved by the Board of Commissioners.

Section 1708B: Parking

- A. Residential: All residential units must have an attached garage. Conversion of the garage space to living space, without providing the required garage parking space is not permitted. Driveways must provide for 2 cars to be parked without encroachment onto the sidewalk.

B. Commercial: All off-street parking shall be provided to the side and rear unless specifically approved otherwise. See Appendix G for specific parking, loading and unloading requirements.

Section 2: The foregoing amendment to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 3: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.

b) Amendment to UDO #A-05-27: Appendix A. Subdivision Ordinance – Section 503:M – amend driveway requirements.

IN RE: *Text Amendment #A-05-27*

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

RESOLUTION AMENDING
THE ZONING ORDINANCE OF 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, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on January 26, 2006, pursuant to O.C.G.A. ' 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: Unified Development Ordinance of Spalding County, Appendix A, Section 503. M "Driveways" shall be deleted in its entirety and replaced with the following:

Section 503:

M. **Driveways:** No driveways shall be permitted along existing road frontage, unless the lot is otherwise cut-off from the rest of the development by way of topography or other geographic feature that makes internal access to the lot impractical as determined by the Zoning Administrator. Unless otherwise provided herein, all driveways must be paved.

Section 2: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 3: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.

c) Amendment to UDO #A-05-28: Appendix A. Subdivision Ordinance – Section 504:D(1) – amend water supply systems for public water requirements.

RE: Text Amendment #A-05-28

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

RESOLUTION AMENDING
THE ZONING ORDINANCE OF 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, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on January 26, 2006, pursuant to O.C.G.A. ' 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: Unified Development Ordinance of Spalding County, Appendix A, Section 504. “Development Standards For Utility Instillations” D. “Water Supply Systems:” 1. “Public Water System shall be deleted in its entirety and replaced with the following:

Section 504:

D. Water Supply Systems:

1. **Public Water System:** If a public water supply is available to a proposed subdivision and connection to it is permitted, water mains, fire hydrants, and stub connections to each lot within the subdivision must be provided by the developer during construction of the Subdivision. Fire hydrant spacing shall meet minimum Life Safety Code requirements in effect at the time of construction. If no new streets are proposed within the subdivision, all hydrants must be installed at the developers expense and functional prior to issuance of a building permit
2. **Community Water Supply System:** If a public water supply is not available, the subdivider may install a community water system developed according to plans and specifications shown on the approved construction plans and approved by the Environmental Protection Division of the Georgia Department of Natural Resources.
3. **Individual Water Supply:** When a public water supply is not available and a community water system is not proposed by the subdivider, the subdivider must carefully consider the capability and suitability of the general area of the subdivision to support individual water supplies. Such proposed water supplies must be approved by the Spalding County Health Department. The County must consider the recommendation of the Spalding County Health Department regarding any proposed private water supplies in considering approval of a plat.

Section 2: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 3: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.

d) Amendment to UDO #A-05-29: Quarterly adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

IN RE: Text Amendment #A-05-29

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF 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; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and has amended said Ordinance subsequently; and

WHEREAS, the Zoning Administrator, in conjunction with the Planning Commission, has deemed it advisable to recommend amendment to a portion or portions of the Zoning Ordinance of Spalding County; and

WHEREAS, such proposed text amendment to the Zoning Ordinance of Spalding County was reviewed by the Spalding County Planning Commission, and a hearing on the text amendment was conducted by the Board of Commissioners of Spalding County, Georgia on January 26, 2006, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia, is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: A new paragraph shall be added to Section 2302(E) of “Official Zoning Map Spalding County, Georgia (Official Map)” of the Zoning Ordinance of Spalding County as follows:

A new Official Map was adopted on February 6, 2006, which will replace the previous Official Map.

Section 2: The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment to the Zoning Ordinance of Spalding County, Georgia.

Section 3: The Zoning Administrator is authorized and directed to enter such notice of the amendment to the Zoning Ordinance of Spalding County, Georgia accordingly.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

Commissioner McDaniel made a motion to approve all items on Consent Agenda, seconded by Commissioner Davis, and motion carried by a unanimous 5-0 vote.

X. OLD BUSINESS – N/A

XI. NEW BUSINESS

1. Consider approval of final plat for Rolling Hills Subdivision off Swint Road.

All departments have recommended approval of Mr. Dorsey’s subdivision.

Commissioner McDaniel moved to approve the final plat for Rolling Hills Subdivision, seconded by Commissioner Davis, and motion carried by a vote of 5-0.

2. Consider acceptance of right-of-way (ROW) deed for Cynthia Circle located in Rolling Hill Subdivision off Swint Road.

Public Works recommends acceptance of Cynthia Circle.

Commissioner McDaniel moved to accept the ROW deed for Cynthia Lane, seconded by Commissioner Davis. Motion carried by a vote of 5-0.

3. Consider Moratorium on acceptance of rezoning applications to the Village Node district to commence February 7, 2006 and terminate July 31, 2006.

Commissioner McDaniel moved to approve the Moratorium on accepting rezoning applications to the Village Node district, to commence February 7, 2006 and terminate July 31, 2006, seconded by Commissioner Flowers-Taylor. This moratorium, it was

noted, doesn't apply to the process initiated by the Board earlier this year for moving a node. During the Moratorium, Mr. Galloway, Community Development and Mr. Wilson will review and make recommendations. Motion carried by a vote of 4-1 with Commissioner Davis voting in opposition.

4. Consider agreement with Central Georgia EMC for relocation of distribution facilities on the SR362/Rover-Zetella/Moreland Road intersection project.

On May 2, 2001, the Board agreed to provide right-of-way relocation of distribution facilities for power lines on this project, and the estimated cost is \$31,000. In the past, the County has opted to pay actual costs over estimated costs, and that practice has been advantageous every time. Mr. Wilson recommends actual costs approval.

Commissioner McDaniel moved to approve the agreement stipulating actual costs, seconded by Commissioner Davis. Motion carried by a vote of 5-0.

5. Consider approval of FY 2007 Budget Calendar.

Ms. Garrison will be handing out budget packets tomorrow morning at Staff meeting. Mr. Wilson reviewed dates for commissioners, noting certain requirements for notices, etc., taking all deadlines into consideration.

Commissioner Davis moved to approve the FY 2007 Budget Calendar, seconded by Commissioner McDaniel. Motion carried by a vote of 5-0.

6. Consider declaring surplus 60 inoperable air bottles and authorize disposal of same.

These inoperable bottles are a mixture of steel composite and aluminum. They cannot be reused, and Mr. Wilson recommends surplusing for scrap costs at the recycling center.

Commissioner McDaniel moved to approved declaring the air bottles surplus and authorizing disposal of same, seconded by Commissioner Davis. Motion carried by a vote of 5-0.

7. Discuss proposed Animal Restraint District Map.

Mr. Wilson said he still needs input from commissioners and approval of the map will come later. A larger map has been made available for several months already in the Chairman's Office, and once input is obtained from the Board, the map will be presented for approval.

XII. REPORT OF COUNTY MANAGER

-Nominations for the Bain Proctor Award will be accepted through 3-1-06.

-Comcast has informed that a rate increase will be implemented effective March 2006.

-Reminder: Saturday, 2-11-06, will be the GEBCorp pension workshop at the Annex, 9 a.m.

-Commissioners Annual Retreat will be 3-11-06 at Clayton State.

-April 22-25, 2006 will be the dates for the ACCG Annual Meeting in Savannah.

-Dundee Lake Park Public Hearing will be Thursday, 2-16-06 at 7 p.m. for public input on the master plan.

-Parks & Recreation Advisory Board needs assessment survey will be placed in commissioners' boxes, and Mr. Wilson asked commissioners to review and return ASAP.

-Mr. Fortune, County Attorney, addressed the Chatham County Case which deals with payment of per diem fees from the State on inmates housed. ACCG/Fulton County agreed to do a brief on behalf of all counties, so the cost will be minimal, if any. Mr. Fortune wanted authority to sign on behalf of Spalding County to send the matter to the Supreme Court, and the Board provided an affirmative consensus.

XIV. REPORT OF COMMISSIONERS

Goss: No comments.

Flowers-Taylor: Wanted to discuss sick leave bank on the next agenda, but members informed her they had discussed the matter at the first meeting in January during her absence and requested it be put on the agenda for the Commissioners' Annual Retreat.

Davis: Wanted answers to some of the questions he has posed regarding the Health Department. Was the doctor, both dentists and the nurse practitioner leaving or gone? Was the insurance company properly notified of the Wayne Moss lawsuit, and who will pay the legal fees if they do not cover the litigation costs? Do we need to put money in budget to fund this?

Goss: Mr. Goss responded that yes, the insurance company was properly notified. He requested that people calling Mr. Davis with these questions be directed to call Mr. Goss and he'll talk to them. The doctor has quit, and the dentist has left, as well. He urged Commissioner Davis to go to the Health Board meetings. Mr. Graham can provide copies of all correspondence sent to everyone involved in the lawsuit. The newspaper is not a good resource for accurate information, he stated. He reiterated the Health Department took years to get into this bad condition and it will take a great while to straighten it out.

McDaniel: No comments.

Freeman: Based on comments heard from public speakers tonight, he asked Mr. Wilson to inquire into customer service issues in the Community Development department that were raised at tonight's meeting.

XV. CLOSED MEETING

1. County Manager desires a Closed Meeting to discuss acquisition of real estate.

Commissioner McDaniel moved to go into Closed Meeting, seconded by Commissioner Davis at 8:19 p.m. Vote was unanimous at 5-0 to do so.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF SPALDING

AFFIDAVIT OF CHAIRMAN

Members of the Spalding County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Spalding County Board of Commissioners met in a duly advertised meeting on February 6, 2006.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 8:19 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

No Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

No Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____ (insert the citation to the legal authority making the tax matter confidential);

Yes Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

No Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6);

No Other (describe the exemption to the open meetings law):
_____ as provided in _____ (insert the citation to the legal authority exempting the topic).

This the 6th day of February 2006.

Spalding County Board of Commissioners

Sworn to and subscribed

Before me this 6th day of February 2006.

Eddie L. Freeman, Chairman (L.S.)

Gwen Flowers-Taylor (L.S.)

Notary Public – Teresa A. Watson (L.S.)

Edward Goss, Jr. (L.S.)

My commission expires:

Cecil L. Davis (L.S.)

March 3, 2007

Johnie A. McDaniel (L.S.)

Commissioner McDaniel moved to reconvene to Open Meeting, seconded by Commissioner Davis at 8:35 p.m. Vote was unanimous at 5-0 to do so.

XVI. ADJOURNMENT

Commissioner McDaniel moved to adjourn, seconded by Commissioner Davis at 8:36 p.m. Vote was unanimous at 5-0 to adjourn.

County Clerk

Chairman

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Please send comments to updates@griffinwebdesign.com
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