



**Board of Commissioners of Spalding County
Zoning Public Hearing
September 26, 2019
6:00 PM
119 E. Solomon St., Meeting Room 108**

The Spalding County Board of Commissioners held a Zoning Public Hearing in Room 108 of the Spalding County Annex on Thursday, September 26, 2019, beginning at 6:08 p.m. with Chairperson Rita Johnson presiding. Commissioners James Dutton and Gwen Flowers-Taylor were present for the meeting. Commissioner Donald Hawbaker and Bart Miller was absent from the meeting. Also present were County Manager, William P. Wilson Jr., Assistant County Manager, Michelle Irizarry, County Zoning Attorney, Newton Galloway, Community Development Director, Chad Jacobs and Executive Secretary Kathy Gibson to record the minutes.

A. Opening (Call to Order) by Chairperson Rita Johnson.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. Invocation led by Commissioner Gwen Flowers-Taylor, District #1.

C. Pledge to Flag led by Chairperson Rita Johnson, District #3.

County Manager, William P. Wilson, Jr., then advised that since all of the members of the Board of Commissioners are not present this evening, under the current Zoning Ordinance the applicant is allowed to table, one time, if we do not have all of the Commissioners present. You do not have to, but this is available to the applicant should you wish to table. If no one wants to table then we can continue with the hearing.

If you do wish to table, please let us know at this time, and we will continue your item to the October 24th Zoning Public Hearing Agenda. No one indicated they would like to table.

D. Public Hearing

At this time, I will recognize those citizens who have signed up to address the Board. Once your name is called, come to the podium, state your name and address for the record and make your comments. All speakers who are recognized will be allotted three minutes. No speaker will be permitted to speak more than three minutes unless the Board votes to suspend this rule.

Please direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

E. New Business

Chad Jacobs, Community Services Director, asked that items #1 and #2 be read together and then voted on separately.

1. **Application #19-11S:** James K. McFarlin and Jeffie McFarlin, Owners - Preferred Homes, Agent - 354 Mobley Road (3.43 acres located in land Lot 87 of the 3rd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Mr. Wilson then advised that no one had signed up to speak for or against this Application.

Chad Jacobs, Community Services Director, stated that this is an application for a new manufactured home to be placed on the property within an AR-1 District. The home is approximately 1,920 square feet of heated space. Mr. Jacobs then advised that approval of the application hinges on the percentage breakdown of the existing development in the general area and our assessment is as follows:

- Approximately 31% of the homes in this area are conventionally constructed.
- 49% are manufactured homes.
- 20% are vacant parcels.

The general area is defined as a half-mile radius from the property. Based on the information they have and one correction that the roof is a 4-12 roof pitch. It does meet all of the criteria set out in the Special Exception Guidelines and meet all of the criteria that staff looks for within the Special Exception Guidelines and staff is recommending approval. The Board of Appeals at their meeting this month recommended approval as well.

Motion/Second by Flowers-Taylor/Johnson to approve Application #19-11S: James K. McFarlin and Jeffie McFarlin, Owners - Preferred Homes, Agent - 354 Mobley Road (3.43 acres located in land Lot 87 of the 3rd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District. Motion carried unanimously by all.

2. **Application #19-13S:** Miranda Roberts Allen, Owner - 7481 Newnan Road (4.55 acres located in Land Lot 14 of the 1st Land District) - requesting a Special Exception to allow a general home occupation in the AR-1 District.

Mr. Wilson advised that no one had signed up to speak for or against this Special Exception application.

Mr. Jacobs advised that this is a Special Exception for a home occupation, this is a business being proposed at the home. They will be making leather and wood items for sell online and at shows. Including, but not limited to jewelry, home décor and tags. In review of the application, staff does recommend approval.

Mr. Jacobs then stated that originally staff provided the general condition that all areas related to the home occupation shall apply with all applicable building codes and be inspected and approved prior to approval of business license. He the

advised that given the nature of the type of the business, there is really no need to inspect; however, the Board at their discretion and leave the condition if you so desire.

Mr. Jacobs then advised that at the Board of Appeals September meeting they recommended approval as well.

Commissioner Dutton inquired as to why the condition should be removed.

Mr. Jacobs advised that due to the nature of the business, staff sees no need in inspecting the building as much of the work can be done on a kitchen table and there would be no chemical applications involved in the process.

Commissioner Flowers-Taylor then asked if the applicant was present.

Miranda Allen, 7481 Newnan Road, Brooks, came to dais to speak.

Commissioner Flowers-Taylor asked if there were any chemical use involved in this business.

Ms. Allen advised that there are dyes and acrylic paint used in the process. She stated that most of what she does is art, there are no chemicals involved.

Motion/Second by Flowers-Taylor/Dutton to approve the Home Occupation without the conditions recommended by Planning and Zoning that were added. Motion carried unanimously by all.

- 3. Application #19-14S:** Danny C. Meadows, Owner - Skyway Towers, LLC, Agent - 655 Tomochichi Road (11.24 acres, more or less, located in Land Lot 80 of the 3rd Land District) - requesting a Special Exception to allow a telecommunication tower in the AR-1 District.

Mr. Wilson advised there were two individuals who had signed up to speak in favor of this application.

Scott Taylor, advised that he was with the law firm of Arnold, Gold and Gregory, located at 171 – 17th Street, Atlanta, Georgia. He advised that he represents Skyway Towers which is a tower builder that works with wireless carriers to build out wireless infrastructure to support wireless networks. The demand for wireless access is increasing for voice, for data for E-911 and Skyway Towers has an agreement with Verizon who will be principle tenant on this site.

Mr. Taylor then stated that Verizon is responding to its customers demands, many customers no longer have landlines, and many customers use wireless access for everyday living in their homes, for emergencies as well as on the road. In designing its wireless network, Verizon has identified an area that has no coverage or has capacity issues on nearby sites that results in dropped calls or the inability to make or sustain a call. In evaluating a search area, they research any towers that may exist that they could co-locate on before they look at building a new tower. Then they look for a parcel in the area, then they have to find a willing landlord and finally they have to determine a tower height that is necessary to remedy the issue in the area.

Mr. Taylor then reviewed the location for the proposed tower at Parham Road, Tomochichi Road and Highway 16. He then showed the gap in the coverage area. Mr. Taylor then reiterated that they look to determine if there are towers on which they could locate equipment. The proposed tower is currently approximately 4

miles from the two existing towers, one to the east and one to the west of this location.

Mr. Taylor stated that the tower would be located at 655 Tomachichi Road and they would have an access easement that would run back to the site. The property meets all required setbacks. He then advised that since they had filed the application, Mr. Meadows, the property owner, has also purchase additional property to the south of the proposed tower site.

Mr. Taylor restated that all setbacks have been met they are 570' from Tomachichi Road, 280' from the nearest residence which is Mr. Meadows residence. They are 415' from the nearest off-site residence. This tower will be 150' tall, the base of the tower will be screened by a fenced area with intruder vegetation all around the tower site.

Mr. Taylor then stated that the proposed site meets all of the conditions of the Ordinance, it will provided needed coverage and capacity for this area, meets Verizon's needs, it will have room for Verizon plus three other carriers. Once it is constructed, it will be visited once a month for routine maintenance, so this construction would cause no additional traffic in the area.

Mr. Taylor advised that the Board of Zoning Appeals recommended unanimous approval. Your staff has recommended approval with the condition that the tower be no taller than 150'. They respectfully request the Board's consideration and approval of the Special Exception Permit.

Zoning Attorney, Newton Galloway, then advised that even though the County retains local jurisdiction to address and approver towers. Cell towers are also the subject of FCC rules and regulations and FCC opinions require that a application for a tower, if it is going to be denied, must be denied based on substantial evidence against it and with a written opinion and findings of fact.

Motion/Second by Dutton/Johnson to approve Application #19-14S: Danny C. Meadows, Owner - Skyway Towers, LLC, Agent - 655 Tomochichi Road (11.24 acres, more or less, located in Land Lot 80 of the 3rd Land District) - requesting a Special Exception to allow a telecommunication tower in the AR-1 District with staff conditions. Motion carried unanimously by all.

4. **Application #19-01Z: Lift from the table** - 3981 North Expressway, LLC, Owner - Raymond Ray, Agent - 3981 North Expressway (.51 acre, more or less, located in Land Lot 107 of the 3rd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Motion/Second by Flowers-Taylor/Dutton to lift from the table Application 19-01Z. Motion carried unanimously by all.

Motion/Second by Johnson/Dutton to approve Application 19-01Z 3981 North Expressway, LLC, Owner, - Raymond Ray, Agent – 3981 North Expressway (.51 acre, more or less located in Land Lot 107 of the 3rd Land District) requesting a rezoning from C-1, Highway Commercial to C-1B, Heavy Commercial with staff conditions A through E. Motion carried unanimously by all.

5. **Application #19-01AZ: Lift from the table** - 4021 Hwy 19 and 41, LLC, Owner - Raymond Ray, Agent - 4019 Highway 19/41 (.42 acre, more or less, located in Land Lot 107 of the 3rd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Motion/Second by Dutton/Flowers-Taylor to lift from the table Application #19-01AZ. Motion carried unanimously by all.

Mr. Jacobs stated that at the last hearing, the Board requested that the applicant bring in a plan showing how they will park the R.V.'s on the property and a process for moving forward. The applicant has provided the information and it has been provided to the Board of Commissioners for review.

Staff is still recommending conditional approval with the conditions as provided at previous meetings.

Commissioner Dutton advised that he had driven by the site and they have organized it and the RV's are lined up and he feels this shows that they want to be in compliance as we have asked them to be.

Mr. Wilson advised there are two individuals signed up to speak for and two signed up to speak against the re-zoning request.

Raymond Ray, 1000 Springer Drive, Griffin who is agent for Ginger Smith, for the property located at 3981 North Expressway LLC. He assed that he has no interest in this property other than being the agent in assisting Ms. Smith in getting the property rezoned. He then advised that they have tried to comply with all of the requirements placed on the LLC as identified by the Board of Commissioners. He then stated that the drawing includes the different types of RV's to be stored. There is parking provided in the middle of the lot and toward the end of the lot that fronts on School Road. The plan is tight, it allows for approximately 6 feet of space between each RV, but that allows adequate placing, it will allow people to be able to move in and out of the RV's freely and if there is any type of safety issue we can move people in and out with the 6 foot buffer.

Mr. Ray stated that they have spoken with Sunny Side's City government and they have stated that if the Spalding County government rezones these two pieces of property, they will also rezone upon request. Mr. Ray then showed a design for the RV parking and how the property currently looks. He advised that some of the photographs show grass and trees that need trimming and stated that they had hired a copy to come out to do the landscaping and they didn't do it. So, they have hire another company who should be out within the next week or so to cut down the trees and shrubs that are overgrown.

Josh Hoffman, 496 Tomlin Road, Milner advised the reason he was late is that he had an employee who left early and there were some things he had to complete for some customers today before he could leave. Since we last met, he has address the concerns that the Board of Commissioners had regarding appearance, regarding use, regarding the things they would like to see in this area. We have taken the proper steps to improve this property from an appearance standpoint. We have taken the appropriate steps to get the property in the shape it is needed. He advised that it is his intention and his commitment to this commission that as long as he is there as a tenant, it will remain in the shape it is currently.

Mr. Wilson stated there are two to speak against:

William Slaughter, 165 Slaughter Road, Sunny Side, stated he was here to speak against the rezoning. He stated the emphasis is on the appearance of this area, not only of Sunny Side, but of North Spalding County. He feels the gateway from North Spalding County into Spalding County Proper doesn't look very good. It is hard to quantify that. The thoroughfare through Sunny Side looks bad. It already has a lot of open storage, currently there are four open storage locations, this will be the fifth. He is urging the Commissioners to look forward past the current wishes, to look at how we can improve our County. How can we improve

the northern gateway into Spalding County to make it look different to visitors, to businessmen and to investors. They come through there now and it's just not there. If we do this it is going to be a continuation of what we have done in the past. So he is urging everyone to make a change in Spalding County overall, but particularly in North Spalding County.

Mr. Slaughter stated that the campers have been lined up and if you put the campers 6 feet apart with a small parking lot that is a lot of used campers. You put that on the corner lot on the northern gateway into Spalding County, once again it is going to look like many of the existing storefronts in Sunny Side. If this is approved to go to C-1B it is going to be very difficult to hold compliance. Up to this point they have not been in compliance, what is going to be the driving force to maintain compliance going forward?

Kimberly Slaughter, 165 Slaughter Road, Sunny Side stated that she is here tonight to repeat some of the items she has stated earlier, but she hopes that they will stick with the Board when deciding on whether to rezone the property to C-1B. As discussed in the last meeting, the violation of the code has been going on for three years. Thus far she has heard no regret or an apology and this is alarming to her and should be alarming to everyone in this room. The plan that was submitted this evening, if the violation has continued for three years, how do we know that we can trust a plan that's been submitted.

Ms. Slaughter stated that in reference to the plan that was submitted, she thought it was supposed to have some type of investment. There was suppose to be a fence installed and how much money was going to be invested in this property. Also, on this piece of property in C-1B you are suppose to be selling on the property. There is no structure, nor does it look like in this plan to have a structure to sell merchandise from this property. That structure is located across the street. This is not just about Sunny Side, it is about the north gateway into Spalding County.

Ms. Slaughter advised that she wanted to mention the criminal activity that had already taken place on this piece of property. Any time a place appears to be abandoned, it usually happens again and again. By straightening the RV's Mr. Hoffman has made the property look better. She feels that since the last meeting the weeds at the location could have been gone. She asks that the Board does the right thing, not for just right now, but in setting a new precedence for Spalding County.

Mr. Ray then asked if he could have a few minutes to clarify some of the statements made by Mr. and Mrs. Slaughter. He advised that on the C-1B zoning there are different setback and we are not going to place an office at this location as presented with the drawings supplied to Chad Jacobs. He advised that in Jackson, Georgia, the Chrysler, Dodge, Ram car sales, their car lot is located on one side and there is additional inventory on the other side of the street. The same thing in Perry, Georgia with the two RV sites down there, they have their office, RV Parking and RV Sales Inventory on both sides of the street with the office being on only one side of the street.

Mr. Ray then stated that regarding the statement that the property had been in violation for three years is wrong. The man has only been on the site for less than 18 months and when it was identified earlier this year that we were not compliant, and we immediately started the process to correct the matter at that time. Once the violation was identified, we started correcting it.

Mr. Ray added that they are not sending invitations out to criminals to come burglarize this property. That is what has been indicated in the statements that have been made. Anytime you have inventory sitting outside whether it is cars, or whatever, we are not inviting people in, we are victims of this type of behavior.

Chairperson Johnson then asked if there had been any criminal activity reports made to the Sheriff's Office that we are aware of.

Mr. Jacobs, stated that there was none that he was aware of.

Commissioner Flowers-Taylor stated that one of the concerns she has had regarding this corridor is the metal collection center and then the forklift manufacturer a little further up from there. There was no ordinance that would allow us to go back to implement an ordinance that would allow for us to "block that off" from view. Her concern is that if this were just an entirely new enterprise, we would say to them, you have to have a specific number of parking spaces prepared.

Mr. Jacobs stated it is tied to the use of the property.

Commissioner Flowers-Taylor stated that she doesn't have a lot of confidence because it has remained out of compliance for the entire time the Board has entertained this. The other thing is obviously the lot is very uneven. She has a hard time imagining how they are going to make that look neat. As Mr. Slaughter stated if they decide they don't want to have this business there next year, it is zoned C-1B. She stated that one of the conditions states that it is for storage and sales only, but in C-1B that zones something just for storage.

Mr. Jacobs then advised that the condition is that it has to be Recreational Vehicle Inventory Storage Only. That is why the condition is specific to this use. So, if they did go out of business and someone came in and wanted to store something else, they would have to come back before the Board.

Mr. Galloway then advised that if approve, if anything other than RV Storage wants to go into that location they would have to come back through the same process.

There was discussion regarding condition "F" which involved the zoning being contingent on the de-annexation of the property from the City of Sunny Side. The de-annexation did not happen. Therefore, according to Mr. Galloway, that should the Board approve the zoning, we will have to delete proposed condition "F" because that can't be done.

Discussion then surrounded the matter that the Board approve the rezoning applicant with the condition that the City of Sunny Side rezone their portion of the property, it would then allow the City of Sunny Side to decide. So, if they didn't want to do it then that condition would not be met and they still could not use the property for the target use.

Commissioner Dutton explained that we would add a condition on the rezoning stating that it is contingent on Sunny Side approving the same rezoning. Therefore, should the City of Sunny Side decide they didn't want to rezone to match what we are doing then the applicant would not be in compliance with the conditions, they still would not be able to use the property.

Mr. Galloway then advised that as a general rule it is always better to have a tract located entirely within one jurisdiction or the other and as a general rule it is always better for that same tract to have the zoning district applicable over the entire tract and not have the tract split. Again, that was the only reason the recommendation from staff was to allow the City to potentially de-annex because there was a much smaller portion of the tract within the City of Sunny Side. That being said, there is nothing illegal about having a tract split between two jurisdictions. There is nothing illegal about having a tract with split zoning.

Commissioner Flowers-Taylor then expressed her concern that even though the area is clean and looks good right now, how are we going to insure that six months from now it looks the same.

Mr. Jacobs then advised that a condition could be added to tie the organization and up keep of the lots to the plan as submitted by the applicant to the Board. It could be enforced according to the plan submitted by the applicant, it is quantifiable at that point. He would be able to go in and count the number of RVs on the lot and see if they are positioned according to the plan.

Commissioner Flowers-Taylor stated that she feels the spacing as indicated on the Plan is a good amount of space and as long as they adhere to this plan, it will appear neat and orderly. This is a gateway into Spalding County and we already have a problem so, if we are going to allow expansion in this way we need to do it so that we will have some control over the property.

Mr. Jacobs then recommended the following conditions:

- a. The use shall be for Recreational Vehicle Inventory storage only.
- b. Shall be tied to parking plan submitted by applicant.
- c. No junk vehicles shall be stored on the property.
- d. Only Recreational Vehicles in operational condition that are for sale shall be stored on the property.
- e. All site lighting shall be designed so as not to glare onto adjacent properties or roadways.

Raymond Ray stated that when they came to Spalding County to ask for the rezoning, the de-annexation condition was asked of them to bring all the property under the same lines and have all of the property under the same zoning. They agreed, as it was something the Planning and Zoning Board recommended. Sunny Side disapproved the request, which is fine; however, he respectfully requests that the County no allow the opportunity for the zoning to be dependent upon the decision of Sunny Side City government alone due to the family relationships within this room and within the Sunny Side government. Mr. Billy Slaughter, the Mayor of Sunny Side, is the father of William Slaughter who is present this evening and who has spoke against as well as his wife. Mr. Ray stated that he simply did not want this to be biased in any form or fashion and if it is approved here and we have to take it back to Sunny Side then they have a decision to make based on what you, the Commissioners of Spalding County made and the zoning of the property is not dependent upon their decision.

Mr. Galloway stated that de-annexation and the statutes related to de-annexation do not carry with them a specific Conflict of Interest statute or restriction. When it goes back to rezoning, the City's consideration of any rezoning application will be dependent on its compliance with the Conflict of Interest and Zoning Decisions Act which would govern interests of the City Council and also family members of City Councilmen as well. The question would be whether or not there is a Conflict of Interest which would be tied to a direct financial interest related to that property and that will be the standard that will be applied in Sunny Side which is the same standard that would be applied to each of the Board of Commissioners.

Chairperson Johnson then asked for Mr. Galloway to restate in laymen's terms.

Mr. Galloway then stated that if any of Mr. Slaughter's family, Mr. Slaughter being a City Official who would be involved in making the zoning decision, if his family members have a property interest that is impacted by the rezoning of this property, then he would be under the same requirement to recuse himself and comply with the statute as anyone on this Board.

Mr. Wilson then added that as a Point of Order, there are currently only two City of Sunny Side sitting Council members. One gentleman actually resigned and moved out of County and right now there is only two and he doesn't know if there will be an election in November.

Mr. William Slaughter stated that it is a valid point regarding his being a relative; however, if you know my father, you know that he is his own man and he makes his own decisions, he is not swayed by family. He then approached the definition of recreational vehicles, he feels that may encompass many things other than just a camper and that has concerned him. If it just says recreation vehicle what is going to keep them from parking ATV's, boats, or other types of recreational vehicles from being parked in that lot as well.

Mr. Galloway stated that if we do not have a definition of Recreational Vehicle in the ordinance than the term Recreational Vehicle will have the same term as is found in Webster's Dictionary. It's common usage.

Chairman Johnson stated that she is okay with the recommendations of staff as they are. At the end of the day she would like to consider Commissioner Dutton's recommendation; however, given the circumstances we are not going to be able to do it and she would hate to deprive someone of the opportunity to expand their business.

Commissioner Flowers-Taylor then stated that she is sorry that the City of Sunny Side only has one Council person and a Mayor, but we need to make the best and fairest decision for Spalding County and in the motion we are setting forth some requirements that will give us a back-up to go back and monitor the property. As a Board we can always come back and say that we are not happy with how the property is being managed. She feels that the items she had a concern with have been addressed in the changes to the conditions.

Barring a future plan that Sunny Side may propose as an overlay for this area, there is no plan on the table, just an idea that would like for it to look a certain way, so she would encourage Sunny Side to come to the Board of Commissioners with something we can use to make this corridor an overlay so that we can set a standard for what it is we want the gateway to look like. This gives us something to work with and puts some teeth in future development to say how we want this area to look.

Motion/Second by Johnson/Dutton to approve Application #19-01AZ: - 4021 Hwy 19 and 41, LLC, Owner - Raymond Ray, Agent - 4019 Highway 19/41 (.42 acre, more or less, located in Land Lot 107 of the 3rd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial with staff conditions A through E. Motion carried unanimously by all.

Mr. Wilson advised that since there are only three members of the Board at the hearing this evening, we had scheduled an executive session to go over pending litigation, he would recommend that we not go into executive session this evening.

Motion/Second by Flowers-Taylor/Dutton to amend the agenda to cancel the Executive Session this evening. Motion carried unanimously by all.

6. Zoning Attorney to discuss the Zoning Procedures Law as it relates to second readings on rezoning requests.

Mr. Galloway stated that the purpose of this discussion is to address the issue of second readings for zoning decisions. Last month, you had before you a Special Exception and a Rezoning Application for the Henry property which is the old Girl Scout Camp and you approved those on a vote of 3-1 with staffs' conditions which were for both the rezoning and the special exception. The item then came up in the manner that the Board usually considers these for a second reading and at that point the vote changes.

The purpose of this evening is to advise you, that this is governed by a specific case coming out of the Supreme Court, in which they held some years ago that a requirement for a second reading or an enactment requirement within either a City Code or pursuant to County procedures, is pre-empted by zoning procedures laws. What that means is, when you vote on a zoning decision that can be rezoning or a special exception, it means that is your final vote.

Mr. Galloway then advised that we have known about this case for a number of years and it was presented to the Board of Commissioners at the time the ruling came out and the Commission at that time made the decision to keep doing the second reading. Part of the reason is because this gives the Board an opportunity to look at the actual document that embodies the zoning decision that was made and make sure it is consistent and it was a mechanism to potentially catch discrepancies. That was their direction at the time, and it has been in place since then as a result of that historical policy and precedent.

Since being discussed by the Commission, he and Mr. Jacobs can only remember one other incident where something occurred that would impose a change between first and second reading. In many jurisdictions as part of the agenda package, they will go ahead and do a draft ordinance or a draft approval motion include that as part of the package, so that you have something in writing before you as you vote to see what the ordinance would look like. Some jurisdictions will set a zoning hearing, not vote at the zoning hearing and then vote later and they are allowed to do that under procedures, but when they vote on a decision, they have voted.

So, to be compliant with the rules the vote on the second reading of the approval of the Henry applications is a non-issue. It is non-binding. It is superfluous so when you voted last month on August 22nd, you made the decision.

Mr. Wilson stated that staff would recommend that the vote at the Zoning Public Hearing remain the decision otherwise you are stretching it out not only for the Commissioners, but for the applicants as well.

Consensus of the Board is there be no second readings on Zoning decisions or Special Exception hearings.

F. **Other Business** – None.

G. **Closed Meeting** – None.

XIV. Adjournment

Motion/Second by Flowers-Taylor/Dutton to adjourn the meeting at 7:32 p.m. Motion carried unanimously by all.