

After Agenda

**Board of Commissioners of Spalding County
Zoning Public Hearing
Thursday, June 24, 2021
6:00 PM
Room 108, Annex Building**

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 of the Spalding County Annex on Thursday, June 24, 2021, beginning at 6:00 p.m. with Vice Chairman James Dutton presiding. Commissioners Rita Johnson, Gwen Flowers-Taylor and Ryan Bowlden were present for the meeting. Chairman Clay Davis was absent from the meeting. Also present, were County Manager, William Wilson, Assistant County Manager, Michelle Irizarry, County Zoning Attorney, Newton Galloway, Community Development Director, Deborah Bell and Kathy Gibson, Executive Secretary to record the minutes.

- A. Opening (Call to Order)** by Vice Chairman James R. Dutton.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

- B. Invocation**

Commissioner Rita Johnson, District #3, delivered the Invocation.

- C. Pledge to Flag**

Commissioner Ryan Bowlden, District #4, led the Pledge to the Flag.

- D. Public Hearings:**

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters being considered by the Board of Commissioners on this Agenda. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

- E. New Business**

1. **Amendment to UDO #A-21-05: Article 23. Official Zoning Map - Section 2302: E - semi-annually adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.**

Debbie Bell, Community Development Director, stated this is a routine update of the Zoning Map to incorporate all of the changes that have been made in the last six months.

Motion/Second by Bowlden/Johnson to approve Amendment to UDO #A-21-05: Article 23. Official Zoning Map - Section 2302: E - semi-annually adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County. Motion carried unanimously by all.

2. **Application #21-41S:** Frances Evalina Huckaby, Owner – 525 Lakeside Road (12.72 acres located in Land Lot 74 of the 2nd Land District) – requesting a special exception to allow a General Home occupation in the AR-1 and R-4 District.

Ms. Bell stated that the applicant is not here this evening, but they have a property that is located next to a wedding event venue and what she is proposing is a photography and art study where she can do photo shoots. They have a small cottage at the front of the property on Lakeside Road.

This property is approximately 14 acres, with the residence sitting in the middle of the property, up toward the front is a small cottage and there is also a warehouse on the lower part of the property, which they have renovated and it will be used as a photography studio and will contain some moveable sets. They are wanting to do graduations, weddings and other event photography shoots on the property, so they are requesting a Special Exception for a general home occupation.

Staff recommendation is approval, and the Board of Appeals recommendation was also for approval.

Motion/Second by Johnson/Dutton to approve Application #21-41S: Frances Evalina Huckaby, Owner – 525 Lakeside Road (12.72 acres located in Land Lot 74 of the 2nd Land District) – requesting a special exception to allow a General Home occupation in the AR-1 and R-4 District. Motion carried unanimously by all

3. **Application #21-43S:** Antonio C. Dias, Owner/ Lauren E. Godowns, Agent – 20 Millcreek Lane (2.1 ac. located in Land Lot 93 of the 1st Land District) – requesting a special exception to allow a Class A Manufactured home in the AR-1 District.

Ms. Bell stated this Special Exception Request is for the placement of a manufactured home. There was previously a manufactured home located on this property, it had burned, was demolished and removed. The time period for the owners to replace it has passed, so they are having to come before the Board for a Special Exception permit and that is their request this evening.

Staff did a property assessment of the adjacent and nearby construction. The property analysis is that there a total if 88 parcels within the analysis area, 83% of the parcels have homes on them. Of those 46.6% of the homes are conventionally constructed, 36.4% of the homes are manufactured homes. Within that neighborhood there are a number of manufactured homes already.

Staff did not make a specific recommendation, but left it to the will of the Board. The Board of Appeals did recommend approval with no conditions added.

Jeff Yearwood, Pike County Attorney, 557 W. Fossett Road, Concord, GA. He stated the issues presented two weeks ago were that Ms. Godowns is currently under contract to purchase location from Mr. Dias who is also here this evening. He supports this application. She has also put a down payment on a manufactured home to be shipped. It does meet the specifications for Class A Construction. The Board of Appeals had no problem approving this request because there are already so many manufactured homes in the community and this would be a new manufactured home representing an investment of approximately \$150,000 so it wouldn't detract from property values it would

actually add to the property values and the appearance of the community.

Motion/Second by Flowers-Taylor/Johnson to approve Application #21-43S: Antonio C. Dias, Owner/ Lauren E. Godowns, Agent – 20 Millcreek Lane (2.1 ac. located in Land Lot 93 of the 1st Land District) – requesting a special exception to allow a Class A Manufactured home in the AR-1 District. Motion carried unanimously by all.

F. Other Business:

G. Closed Meeting

H. Adjournment

Motion/Second by Johnson/Bowlden to adjourn the meeting at 6:44 p.m. Motion carried unanimously by all.