

After Agenda

**Board of Commissioners of Spalding County
Zoning Public Hearing
Thursday, July 22, 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 6:04 p.m. with Commissioner Rita Johnson presiding. Commissioners Gwen Flowers-Taylor and Ryan Bowlden were present for the meeting. Chairman Clay Davis was absent from the meeting. Commissioner James Dutton joined the meeting via ZOOM at 6:15 p.m. Also present, were Interim County Manager, Michelle Irizarry, County Zoning Attorney, Newton Galloway via ZOOM, Community Development Director, Deborah Bell and Kathy Gibson, Executive Secretary to record the minutes.

Commissioner Johnson then asked County Zoning Attorney, Newton Galloway, if the meeting could continue without the Chairman and Vice Chairman being present for the meeting? Mr. Galloway advised that there was only one controversial item on the agenda and if it is needed, that item can be continued to another meeting. Mr. Galloway advised that there is a quorum and they can continue.

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

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. Invocation

Commissioner Gwen Flowers-Taylor, District #1, 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. The final plat for Moore Estates, a subdivision located at Covington Road and Steele Road, is presented to the Board of Commissioners for approval.

Ms. Bell stated that this is a final plat for a subdivision for a property that has reached the threshold for the maximum number of subdivisions without having to come

before the Board and go through this process. The maximum thresh hold without coming before the Board for approval is a subdivision of 4 parcels. This was a 50+ acre tract which has already been divided a couple of times over the last 2-2 ½ years and this request is to subdivide this property into two parcels. The request before the Board this evening is the final subdivision of those two parcels. One having road frontage on Covington Road and the other will have frontage on Steele Road. Both lots will have adequate buildable area outside of the flood plain.

Commissioner Flowers-Taylor expressed her concern over the land being subdivided so many times and no minimum requirements being implemented for a subdivision.

Ms. Bell advised that this property is zoned AR-1 and as long as it meets the 3-acre minimum with 200' of road frontage, the property can be divided. In AR-1 since the property has 200' of road frontage there are no requirements for infrastructure as the access is already available to the property and the properties can be considered mini-estates. Also, should the property be divided again, it will again have to come before the Board for approval.

Motion/Second by Bowlden/Flowers-Taylor to approve the final plat for Moore Estates, a subdivision located at Covington Road and Steele Road. Motion carried unanimously by all.

2. The final plat for Robert's Run Phase II, is presented to the Board of Commissioners for approval.

Ms. Bell stated that this to is a subdivision being proposed by Allen Mobley, the parcel map currently shows 8 lots; however, lot 7 will be converted to include lot 8 as there are no water hydrants on Cheatham Road. Lots 7 and 8 will be combined into one 21 +/- acre lot. This is the same circumstances as the prior consideration, it is a larger parcel of property in AR-1 that is being divided into 7 lots each lot consisting of a minimum of 8 acres and each having road frontage of a minimum of 200'.

Motion/Second by Flowers-Taylor/Bowlden to approve the final plat for Robert's Run Phase II with Lots 7 and 8 being combined as discussed during the meeting. Motion carried unanimously by all.

3. Consider a Special Exception Request for a condominium dwelling, patio dwelling or cluster home subdivision in the R-1 Zoning District.

Ms. Bell advised that in the R-1 Zoning District there is a provision for someone to request a special exception for a subdivision with smaller lot sizes provided it has water and sewer. This request would be similar to the Hunts Mill Subdivision. This property does have water and they have confirmed sewer availability with Dr. Keller at the City of Griffin for this property.

Commissioner Flowers-Taylor asked if Dr. Keller had given the property owners something in writing that the City would be able to provide sewer? She then stated that it is her understanding that property which is on the east side of Jackson Road School does not have sewer and it is in the Spalding County Water and Sewer Authority's service area and nobody has come to the Water Authority and asking to put sewer there. The reason she asked about this is because she talked with a City of Griffin Commissioner earlier today who stated they would never give them sewer because they wanted the City to annex them to do this before and annexation was not granted. She added that if Dr. Keller has given the property owner a letter stating the City will guaranty them sewer we need to see it.

Currently, that location does not have sewer and that changes the whole complexion of what that development could be. Yes, the City has capacity available, but the City didn't want to do it for them before when they were asking the City to annex the property and from her conversations they still do not want to do it.

Commissioner Flowers-Taylor then expressed her concerns regarding the elevation of the property, the land drops beginning at Jackson Road Elementary and continues to drop down approximately 100 feet before it gets to the creek. It looks like the back of this subdivision is going to be right beside the creek. She is trying to figure out how you are going to be able to have the same road on the left side for houses that are going to be at least 20 feet down the hill on the other side. We need more information and we certainly need to verify that the City of Griffin Board has said they are willing to provide sewer to that development.

Motion/Second by Flowers-Taylor/Bowlden to table this request until clarification can be given regarding water and sewer service for this property. Motion carried unanimously by all.

4. Consider approval of Resolution to extend a moratorium on development on properties located within Spalding County with road frontage along U S Highway 19/41 pending enactment of a Development Overlay District.

Ms. Bell advised this is a request to extend the current moratorium. Staff and the Planning Commission has been working on an overlay. We initially looked at something similar to the AKB Overlay, but after working through it and looking at the properties and the lot sizes, it was such a different scenario, that probably isn't the best fit for the overlay, so we have been doing some brain storming. We do have frequent requests in that 19-41 Corridor for rezoning to C-1(B). Everybody up there wants to have a car lot.

Commissioner Flowers-Taylor stated that one of the items that we are looking to implement is when you build a new building and you have road frontage, we want to have a sidewalk so people can get to where you are. She also wanted share the idea of wanting to do something aesthetic is a good idea, but she feels in order to make it more user friendly for pedestrians and people on bicycle that needs to be considered as well.

Ms. Bell stated they have looked at landscaping, sidewalks and lighting. There are things they can tweak with the parking ordinance that can apply countywide that could be beneficial in a lot of different areas.

Motion/Second by Flowers-Taylor/Bowlden to approve the Resolution to extend a moratorium on development on properties located within Spalding County with road frontage along U S Highway 19/41 pending enactment of a Development Overlay District for an additional 90 days. Motion carried unanimously by all.

F. Other Business:

Mr. Lamar Jones, 23 Kennedy Road, asked to address the Board. He wanted to congratulate the SCBB U10 Recreational Baseball Team for winning the Little League Worlds Series. He reminded the Board that there is a parade this evening and invited the Board members to the ice cream social that will be following the parade.

G. Closed Meeting

H. Adjournment

Motion/Second by Flowers-Taylor/Bowlden to adjourn the meeting at 6:38 p.m. Motion carried unanimously by all.