

After Agenda

**Board of Commissioners of Spalding County
Zoning Public Hearing
Thursday, June 23, 2022
6:00 PM
Room 108, Spalding County Annex Building**

The Spalding County Board of Commissioners held a Zoning Public Hearing on Thursday, June 23rd, 2022, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners Rita Johnson, Ryan Bowlden, James Dutton and Gwen Flowers-Taylor were present for the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Zoning Attorney, Newton Galloway, Director of Community Development, Kellie Littlefield and County Clerk, Kathy Gibson to record the minutes.

A. OPENING (CALL TO ORDER) by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. INVOCATION

The Invocation was delivered by Commissioner Gwen Flowers-Taylor, District #1.

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.

Chairman Davis explained to everyone who signed up to speak that when their Application is called they will be called to the podium and will need to give their name and address and then they will be allowed to speak for three minutes.

E. New Business

1. Application 22-12S: Felix Jones, Owner- 158 Grizzley Lane (Approximately 2.48 acres located in Land Lot 12 of the 3rd Land District)- Requesting a Special Exception to place a new manufactured home on property within the AR-1 district.

Kellie Littlefield, Director of Community Development, advised that they have worked with the property owner regarding this request. This is a standard special exception request, it is not due to any type of hardship. Staff

does recommend approval with the following conditions:

- Based on the requirements of Section 413 G of the UDO, there is a slight trend in the general area toward conventional construction type homes, and within the Bear Creek Subdivision, there is a clear trend toward manufactured home construction types.
- It is staff's opinion that this new manufactured home will not be detrimental to the neighborhood, and will, in fact, be an enhancement.
- There was a smaller, older manufactured home on the property that was dilapidated. The property owner had this structure demolished with the intent of replacing it with a new manufactured home. The removal of the dilapidated home was responsible and addressed a problem that might have otherwise become a code enforcement issue.
- Exterior materials may include cement fiber, stone, brick, stucco, or wood.
- All porches or decking must be underpinned, and similar in size and covering to adjacent residential structures.

These conditions will make the manufactured home look more like a stick built home which will be more in line with the design of homes in the area.

Commissioner Flowers-Taylor then asked if we have any regulations on modular homes in terms of the type of siding to be used?

Ms. Littlefield stated that we do not have it specified in our ordinance for manufactured housing. However, the development of manufactured housing has come a long way in the last 10-15 years especially with the requirements that came out in 2002. The requirements changed to make these types of homes more energy efficient, the aesthetics of them much more pleasant, and improved the fire rating on them. Those variables contributed to the changes that manufacturers made in their product.

Ms. Littlefield then advised that we do not have anything specific in the ordinance to address the guidelines; however, these are the recommendations of staff to make the aesthetic to fit more in line with the continuity of the design in the surrounding area.

Motion/Second by Bowlden/Flowers-Taylor to approve Application 22-12S, Felix Jones, Owner-158 Grizzley Lane (Approximately 2.48 acres located in Land Lot 12 of the 3rd Land District)- Requesting a Special Exception to place a new manufactured home on property within the AR-1 district with the conditions as recommended by staff.

Commissioner Flowers-Taylor then asked if the applicant had any questions or problems regarding the staff conditions? She doesn't want to add any extra costs when we haven't done that to anyone else.

Ms. Littlefield stated that in conversations with the applicant, these are things that they were already planning to do.

Motion carried unanimously by all.

2. Application 22-03S: LGI Homes- Georgia, LLC, Owner- 39 Smoak Road (Approximately 279.69 acres located in Land Lot 219 of the 3rd Land District)- Requesting a Special Exception to allow a Conservation Subdivision with 247 Single- Family lots.

Ms. Littlefield stated this subdivision will consist of 247 single family lots and there are 11 conditions that are focused on the exterior building materials, the landscaping and the continuity of design. There are specifications for two car garage and there are recommendations for improvement to Smoak Road. We did include some recommendations on the amenities and we did specify the width of the roads.

Staff recommends **CONDITIONAL APPROVAL** of this application, with the following recommended conditions:

- This project shall adhere to the Country Club theme design criteria, except as otherwise provided in these conditions.
- Approval of this plan is contingent upon the developer's ability to secure sanitary sewer service from the private sanitary sewer company Community Services LLLP. No on-site sewage disposal systems will be approved.
- No vinyl siding allowed.
- All homes shall have minimum heated area of at least 2000 SF.
- 1st floor shall have a minimum of 1250 heated square feet..
- Minimum 2 car garage for all homes with dimensions of 20' x 20'.
- All homes shall have fully sodded yards (front, sides & back).
- Any necessary improvements to accommodate the additional traffic along Smoak Road shall be made at the developer's expense in compliance with Spalding County Public Works specifications.
- All parking spaces shall be governed by Appendix G of the Spalding County UDO.
- The following amenity features shall be completed prior to approval and acceptance of Final Plat. Design of the amenity area(s) shall be submitted with construction plans.
 - ✓ Clubhouse of at least 1200 heated SF shall be provided.
 - ✓ Playground for ages 2 to 12 with at least 8 play elements, 3 of which are at ground level and are ADA accessible.
 - ✓ All other listed amenities.

Newton Galloway, Zoning Attorney, advised that the Developer is here this evening and he stated that this is a subsequent design and layout for a development that was approved by the commission as the result of a settlement agreement in litigation in 2006. The only thing occurring here other than the conditions as stated by Ms. Littlefield is a reconfiguration of the number of lots that the commission approved at that time.

Commissioner Dutton recused himself from the vote. When this came up the first time, not only did he know that owner but he canvassed for him getting signatures that came before the Board at that time.

Dr. Ledbetter stated there are two individuals signed up to speak regarding this item.

Paul Mitchell, 202 Tribble Gap Road, Cumming, GA. He is the attorney for LGI Homes and is here representing the applicant. He advised that everything has been outlined very well. This is a culmination of a long effort and extends from a 2006 court order. We not asking for anything other than the approval of the revised site plan.

Mr. Mitchell then stated that he wanted to talk about Smoak Road. They went ahead and commissioned a traffic impact study and he received a copy of that yesterday. In the initial staff recommendations, it was to do whatever LGI traffic study said needs to be done and we're okay with that. The traffic impact study stated that there will need to be right hand deacceleration lanes installed at the two entrances and we're okay with that.

Bryan McCranie, 3510 Union Church Road, SW, Stockbridge, Georgia. Stated he is here to represent LGI Homes and to answer any technical questions. The new plan incorporates a 100' buffer around the entire property providing for more area for stormwater run off. The plan is that none of the existing ponds on the property will be utilized for stormwater there will be additional stormwater locations within the subdivision to handle the runoff.

Josephine Scott, 1906 N. 2nd Street Extension, Griffin expressed her concern regarding the property that abutts her property. She wanted to make sure that a buffer zone with trees and other plant life contiguous to the area is in place as she is concerned that the area has not been cut in years and she would hate for the trees and other natural vegetation to be completely cut down. She wants to make sure there is a buffer to screen her property and she would like to keep it as natural as possible.

Motion/Second by Johnson/Flowers-Taylor to approve Application 22-03S: LGI Homes- Georgia, LLC, Owner- 39 Smoak Road (Approximately 279.69 acres located in Land Lot 219 of the 3rd Land District)-Requesting a Special Exception to allow a Conservation Subdivision with 247 Single- Family lots. With conditions recommended by staff with an added condition regarding the buffers and site plan. Motion carried 4-0-1 (Dutton recused himself from the vote).

3. Application 22-04S: Olin D Hunter, Sr, Owner- Big Peach Properties, LLC, Agent- 1710 Zebulon Road (Approximately 2. 14 acres located in Land Lot 120 of the 2nd Land District)- Requesting a Special Exception to build and operate a Car Wash within the Tri- County Overlay District.

Ms. Littlefield stated this is a car wash on Zebulon Road and staff is recommending conditional approval.

Staff recommends **CONDITIONAL APPROVAL** of this application conditioned on the following:

- 1) The special exception shall be non-transferable. Any change in ownership or land use shall be subject to Spalding County ordinance at the time of change.
- 2) The special exception shall be conditionally approved pending concept plan approval as stipulated by the Tri-County Overlay District.
- 3) GDOT approval will be needed to utilize the existing curb cut along US 19.

This is a variation in a local condition in that this special exception not be transferrable and that is a recording process and has to be specified in the conditions. Staff is also recommending that it not be fully approved until there is GDOT and sewer capacity approval. The applicant is here to speak this evening.

Wes Cone, 131 Park Drive, Forsyth, Georgia advised that they currently have one of these carwashes in Forsyth, they have one in Jackson and are currently building one in McDonough. Geographically this location is a really good spot for us. He then gave a presentation on the company.

He stated that they are an express car wash where they take care of the outside and the customer takes care of the inside. They do offer an unlimited plan where you can come in every day for \$20 a month. They are a faith based company and they spend a lot of time in the community and do a lot of things within the community.

Commissioner Johnson then asked how many employees they would have.

Mr. Cone stated that there are 20-22 employees at each location and approximately ½ are full time employees.

Commissioner Flower-Taylor then asked if they were requesting entry off of Zebulon Road or off of Hwy 19-41?

Robert Moore, 1515 Unidilla Highway, Hawkinsville, Georgia stated they will be accessing the road from the Zebulon Road side just down from the Ingles.

Todd Rivers, 131 Park Drive, Forsyth, Georgia stated that he was one of the building partners. He does all of the construction management for the projects. He stated that one of the concerns was access to sewer and we have a letter from Brandon Lewis stating there is currently insufficient capacity to provide sewer service to the property at 1710 Zebulon Highway at this time. So, they have known this from the beginning and technology has changed in this industry and we do use reclaimed water. The water used in the wash is reclaimed and is reused. They have developed a technology that has zero discharge and we will be using that process at this facility. We will not have a septic system for the carwash itself, but we will have a small septic system to support the bathroom facilities that the staff will be using.

Chairman Davis stated that we need to make sure that the Board of Health gets involved in this process as this is the first time we have done something like this in the County. They need to be advised and asked that they check this

thing over the first two years to make sure there are no problems detected.

Commissioner Flowers-Taylor stated that she would like to be better educated on the process. She is concerned that there is going to be sediment sitting in a tank waiting for someone to pump it out. That is refuse How is the tank built? Is it going to be sealed? She just feels that she needs to know more. In theory it sounds good, but our planning staff has only seen two and this Board has seen none.

Mr. Galloway then stated that the concern would be if the tanks leak. The precautions to prevent leakage would be functions of the construction materials and design specs.

Ms. Littlefield stated that her recommendation would be that the applicants supply some specifications on this and provide their grading plan to the Board of Health for preliminary feedback, and asked that the matter be tabled.

Mr. Cone then requested that the Board not table this due to the fact that they are running out of time on the property because the matter was not heard last month. They have a time limit in which to complete the purchase of the property which was contingent on their getting preapproval of the project. They already have a lot of money invested in this project and he would ask that the Board not table the matter due to their contingency on the land. They have a lot in earnest money that they will lose. Could the Board give approval with the condition that we can't start anything until we have completed the approval processes? We have to get this lot closed.

Ms. Littlefield then reminded the Board that the application before the Board is not an application to build, it is an application to submit plans to build. There will be two additional requirements they will have to complete in order to get this done. The first permit will be a land disturbance permit (LDP) and then they will come in with all their engineering and grading permits. The septic will be on it along with the location of the drain lines. Hopefully, the specs for the tank will be included in that as well. This is before they build the building and before one piece of equipment is installed. Once all of that is approved, then they will go through the building permit process. Part of this review includes Public Health signing off on the project.

Motion/Second by Dutton/Bowlden to approve Application 22-04S: Olin D Hunter, Sr, Owner- Big Peach Properties, LLC, Agent- 1710 Zebulon Road (Approximately 2.14 acres located in Land Lot 120 of the 2nd Land District)- Requesting a Special Exception to build and operate a Car Wash within the Tri- County Overlay District with the conditions recommended by staff. Motion carried unanimously by all.

4. Approval of Big Peach Car Wash Concept Plan

Ms. Littlefield stated that the concept plan will be seeking entry to the facility off of Zebulon Road.

Motion/Second by Flowers-Taylor/Dutton to approve the Big Peach Car Wash Concept Plan as presented. Motion carried unanimously by all.

5. Application 22-05S: John Henderson, Owner- 123 Sandy Lane (Approximately 3.03 acres located on Land Lot 45 of the 1st Land District)- Requesting a Special Exception to place a new 2022 manufactured home on the subject property.

Ms. Littlefield advised that this was originally submitted as a medical hardship; however, given the amount of time that has lapsed and situations beyond staff's control, this is actually a standard Special Exception. It is a request to put a Class A Manufactured Home on a three acre tract of AR-1 zoned property. The reason the family is wanting to put the mobile home on the separate parcel that sits adjacent to a relative is to maintain care for that relative so that they can stay home rather than having to go to a facility.

It is not a true medical hardship in that the land that the manufactured home will sit on has been parceled. However, the applicant is here and staff has worked diligently with this application. The conditions are very similar to the Grizzley Lane proposal that it be a Class A Manufactured Home, the roof pitch is 4 on 12. We're looking at the exterior being cement fiber board, stone stucco or brick, the front porch is underpinned and all exterior materials conform to the continuity and design within the area.

Staff recommends **approval with the following conditions**. Staff interprets the ultimate end goal of the application to install a new manufactured home as a permanent residence on an undeveloped parcel in the AR-1 Zoning District. Staff believes the medical hardship is absolutely relevant to the request.

Conditions

- Class A manufactured home, only.
- Exterior materials may include cement fiber, stone, brick, stucco, or wood.
- All porches or decking must be underpinned, and similar in size and covering to adjacent residential structures.
- The structure is permissible as a stand-alone residence, meaning that no connective structure nor roof addition is required to encompass the proposed manufactured home to the existing residence.

John J. Henderson, 123 Sandy Lane. In today's climate and trying to build a stick build home, he can't build one, it is not affordable. The 1900 square foot house that we wanted to build was going to be over \$400,000. We have located a home out of Columbus, Georgia that we like, it is 2,100 square feet and the pricing is approximately \$250,000 which is affordable for he and his wife. The side door of this proposed home will look at his parents' back door. It will be located right across the pasture from their house. They are getting older and they wish to be close to them in case there is a problem. They currently live about 20 minutes away, but from this new location they can be there in just a few minutes should there be an issue. He also intends to take care of the animals and maintain the property for his parents.

Keri Henderson, 123 Sandy Lane, Griffin, Georgia is the location of the property. Their current residence is at 156 Ontarian Place, Newnan, Georgia. Ms. Henderson stated they are currently 20 minutes away from his elderly parents. One of the parents has been diagnosed with essential tremours and the other is stage 4 lymphatic cancer. They will be right across the pasture. Ms. Henderson is both VLS and ALS certified and she can make it across the pasture in less than a minute if she needs to. They need to be located close to them in order to take care of them as they grow older. We want to be there to enjoy their company for the time we have left with them.

Commissioner Flowers-Taylor stated there doesn't appear to be any evidence of a hardship and if it were a hardship there would be the requirement that it would be a temporary home placed on the same property that the family member you are assisting is located on. The other thing is that we have a standard of whether or not we will allow a manufactured home in any zone, which is based on the trend in the area, whether they are stick built and whether or not there is a trend for manufactured homes. This does not meet that requirement based on the documentation presented to the Board with 62.5% of the parcels being occupied by stick built homes. She doesn't understand why the recommendation came from staff to approve as it doesn't meet the criteria.

Commissioner Bowlden stated that he is all for raising the bar, but as long as we keep telling people they can install a manufactured home and they are spending the money to get the septic systems installed and getting permits. He can't in good faith not support it. It is disheartening, but when they go to Community Development and are told in the beginning they can't do this, then he can support it 100%, but they have been through months of waiting and it has cost a lot of money and it's just not right. We have to come up with some kind of plan that will stop this at the beginning of the process. Don't build people's hopes and dreams up and then shut them down.

Commissioner Flowers-Taylor agreed that if we are not giving people sufficient information that is a problem. The information being given is the information that we are actually making decisions about and there have been at least two who have come to us with the exact same situation and we summarily did not approve it for these same reasons.

Commission Dutton then stated there are two groups that we have to be fair to, the citizens who live around the site and the people who are applying. The people who are applying work really hard, they have gone through multiple folks to get where they are at. He feels it would be unfair to them to not approve this. They have started the work and they have done a lot. However, should the neighborhood start going in that direction then it would be unfair to people who live in that neighborhood. What he would propose is that we approve this with a special condition that the parcel not be included in any future measurements of manufactured as far as the density in the area.

Chairman Davis stated that Community Development needs to make sure in the beginning so that we don't have people moving in the wrong direction so that when it gets to us all of a sudden we have to say that it doesn't meet the

procedures in the process. We understand that this predates you and you are trying to get it cleared up, but it can't progress like this because it puts the Board in an awkward situation where we are trying to raise the bar and not be precedent setting and we want the rules to be the rules.

Ms. Littlefield stated that she would like it noted that the applicants have made concessions to insure that this manufactured home does have a stick built residential appearance. They have agreed to the materials and they have made strides to the underpinning and any accessory uses around the manufactured home.

Motion/Second by Dutton/Bowlden to approve Application 22-05S: John Henderson, Owner- 123 Sandy Lane (Approximately 3.03 acres located on Land Lot 45 of the 1st Land District)- Requesting a Special Exception to place a new 2022 manufactured home on the subject property with staff conditions and with the additional exception that this property does not set precedent for the calculation in the future measurements of density in the area. Motion carried 3-2 (Flowers-Taylor/Johnson).

6. Application 22-04Z: L&C Partnership, LLP, Owner- Taylor English Duma, LLP, Agent- Parcel 210 01008 (Approximately 54.94 acres located in Land Lot 80 of the 2nd Land District)- Requesting a modification of zoning conditions imposed on application #04-22Z.

Items 6 and 7 will be discussed together, but voted on separately.

Ms. Littlefield stated the reason they are being discussed together is because if you don't approve one the other is a moot point. The first application is the modification of the zoning conditions. The owners have requested to modify the zoning conditions on this property. In 2004 this property was to be developed as an addition or the next phase of Emerald Forest, but the subject property experienced a loss when Hwy 155 was relocated. Because of this hardship they have asked for a change in their zoning conditions primarily in their set backs and curbing.

The design standards of this subdivision are the same as the Country Club subdivision presented earlier this evening. They are still being held to the design that was submitted originally in the rezoning application. We are going to be looking at final approval of the plat with the following conditions:

Staff recommends **CONDITIONAL APPROVAL** of the rezoning application to the amend the conditions of zoning to the following:

*Note: these are the same conditions that are attached to Special Exception application 22- 06S with the addition of #13.

- a) This project shall adhere to the Country Club theme design criteria, except as otherwise provided in these conditions.
- b) The development of the property shall be in substantial compliance, as determined by the Director with conditions from the Boards with the

- concept plan submitted with the application.
- c) The development shall comply with the streetscape ordinance per county specifications indicating size and type of trees proposed.
 - d) Prior to the final plat approval, a declaration of covenant, conditions, and restrictions shall be recorded governing the use of lots and appearance of dwellings in the development.
 - e) The lake and common space shall be owned and maintained by the Homeowner's Association.
 - f) The amenity lot number 38 shown on the concept plan, shall include a mail kiosk, raised bed community garden, pavilion with picnic table, fire pit, and commercial grade playground. The pavilion shall be deemed a clubhouse.
 - g) All lots with 45 feet, or more, setbacks will be sodded.
 - h) Front porches or decks shall be finished in character with the homes.
 - i) Vinyl siding shall be prohibited. All dwellings shall be constructed of at least two of the following materials on all facades: cement fiber board, stone, stucco, brick, or real wood
 - j) Porches shall be underpinned.
 - k) The development shall include a walking trail running from the observation platform shown on the concept plan at the northeast corner of Lot 29 to the common boundary between Lot 23 and Lot 24.
 - l) Final approval shall be conditioned upon the BOC approval of special exception application 22-06S.

Commissioner Flowers-Taylor stated that she has received complaints from residents in Emerald Forest stating that the developers are currently accessing the property through the Emerald Forest Subdivision. There currently is no entry or access to the property without going through the subdivision and since it is no longer a phase 2 of Emerald Forest then they should have their own access to that property.

Ms. Littlefield stated that is a perfect segway into the second half of this application. Ms. Littlefield stated that the walking track is located around the lake and it is accessible via an internal sidewalk system. There is access currently shown off of Hwy 155.

Steven Jones, 1500 Parkwood Circle, Suite 200, Atlanta, Georgia, attorney for the applicant on both items. Mr. Jones then gave a presentation to the Board on the proposed development. Mr. Jones stated that this was originally approved as a Special Exception Subdivision in 2004. Both the modification of zoning conditions and the request for Special Exception were included in the original approval; therefore, we have to have both to amend.

In 2004, when the original plans were approved it was set up to be the second phase of Emerald Forest and it would have an entrance coming through Emerald Forest and part of this application is to update that entrance. It is the intent of the applicant for this to be a stand alone subdivision. The second part of the application is to add more amenity areas and more passive recreation. Last, there was a condition imposed in 2004 that could have tied this to a housing concept which is not in production anymore and that is one of the major reasons we have asked to modify. Then we thought we would

update the plan and add additional desirable features. It was approved and the first half of the subdivision was built following the 2004 conditions.

Commissioner Dutton then asked if there would be a commercial playground and clubhouse for this development.

Mr. Jones stated there would be a commercial playground, but club houses are not in favor because of the maintenance obligations, so we have traded that out with a pavilion with a fireplace in the same area of the playground.

Mr. Jones then reviewed the plan for this subdivision. The plan is for a total of 37 lots. The lots are numbered because there are four different amenity areas throughout the site. Those are also numbered on the preliminary plat and have been approved by the planning commission late last month. The amenities include the entrance to the walking trail, the mailbox unit for the subdivision, the pavilion, the playground, a dog park and a community garden.

Mr. Jones stated that they consent to all of the staff recommendations. They worked with staff to refine the conditions that were originally proposed.

Commissioner Flowers-Taylor wanted to know what type of accommodation, whether it be a berm or another form of barrier, will be used to block the view of the old subdivision from the construction and land disturbance taking place for the new subdivision. Also, the entrance to the subdivision that is suggested is right in a curve and is on the low end of the west side of that piece of property.

Mr. Jones stated that the entrance to the subdivision is subject to GDOT approval, it is going to go to them for site distances. We have had some conversations with the neighbors in Emerald Forest and talked to them about how the builders will try to provide an undisturbed buffer. There is still some natural vegetation back there.

Mr. Jones stated that it is not on this plan, but he is sure they would be willing to do something. They could do a planted buffer of some type of evergreen or some type of fencing.

Ms. Littlefield stated that we do not have a standard in our ordinance regarding this type of development. In most jurisdictions that she has worked in there is a 10-15' landscape that is requested to be installed. It is a variegated buffer of evergreen and deciduous species. This is the standard practice across the metro and throughout the remainder of the State. She feels it is a reasonable expectation. By allowing them to do deciduous and evergreen, it will create a soil topology that will allow for a rapid growth product as well as the evergreens giving a screening to the area.

Commissioner Dutton asked that be added as a condition also.

Mr. Jones then asked that a condition be added that the entrance to the subdivision be at a location approved by GDOT.

Ms. Littlefield then ask for clarification on the buffer 10' or 15'.

Consensus of the Board was that a 15' buffer made a condition.

Motion/Second by Dutton/Bowlden to approve Application 22-04Z: L&C Partnership, LLP, Owner- Taylor English Duma, LLP, Agent- Parcel 210 01008 (Approximately 54.94 acres located in Land Lot 80 of the 2nd Land District)- Requesting a modification of zoning conditions imposed on application #04-22Z with staff conditions and the additional condition of a 15' undestrubed buffer between the existing subdivision as a conditions of the zoning and to be made part of the covenant for the HOA and the new subdivision and entrance to the subdivision be as approved by the Georgia Department of Transportation. Motion carried unanimously by all.

7. Application 22-06S: L&C Partnership, LLP, Owner- Taylor English Duma, LLP, Agent- Parcel 210 01008 (Approximately 54.94 acres located in Land Lot 80 of the 2nd Land District)- Requesting a Special Exception to allow for a Country Club themed subdivision with 39 buildable lots.

Motion/Second by Dutton/Johnson to approve Application 22-06S: L&C Partnership, LLP, Owner- Taylor English Duma, LLP, Agent- Parcel 210 01008 (Approximately 54.94 acres located in Land Lot 80 of the 2nd Land District)- Requesting a Special Exception to allow for a Country Club themed subdivision with 39 buildable lots with the conditions as stated in item #6 with the additional condition that the walking trail terminate in the cul-de-sac as shown on the preliminary plat.

Commissioner Flowers-Taylor stated that she is concerned about the sidewalk plan and nobody said anything about that along the outside of Hwy 155.

Mr. Jones stated that the sidewalk would be on State right of way.

Chairman Davis stated that the ordinance calls for sidewalks on the outside of subdivision. We want sidewalks next to the state road unless GDOT says that can't be done.

Dr. Ledbetter then said that the sidewalks have been on the books for some time now and we are going to need a new motion and a new second to include them.

Commissioner Dutton withdrew his motion and Commissioner Johnson withdrew her second.

Motion/Second by Dutton/Johnson to approve Application 22-06S: L&C Partnership, LLP, Owner- Taylor English Duma, LLP, Agent- Parcel 210 01008 (Approximately 54.94 acres located in Land Lot 80 of the 2nd Land District)- Requesting a Special

Exception to allow for a Country Club themed subdivision with 39 buildable lots with the conditions as stated in item #6 with the additional condition that the walking trail terminate in the cul-de-sac as shown on the preliminary plat and sidewalks along Hwy 155 as approved by GDOT. Motion carried unanimously by all.

8. Application 22-07S: Twin Valley LLC, Owner- 525 Bethany Road (Approximately 202.55 acres located in Land Lot 10 of the 1st Land District)- Requesting a Special Exception convert existing barn to a Barndominium.

Ms. Littlefield stated that staff does recommend approval with compliance to all current zoning ordinances associated with this type of development.

Doug Adams, 235 Corporate Center Drive, signed up to speak, but he was advised that he doesn't have to speak.

Motion/Second by Dutton/Johnson to approve Application 22-07S: Twin Valley LLC, Owner- 525 Bethany Road (Approximately 202.55 acres located in Land Lot 10 of the 1st Land District)- Requesting a Special Exception convert existing barn to a Barndominium.

Commissioner Flower-Taylor stated that the land looks like two parcels.

Ms. Littlefield stated the barndominimu is located on the larger parcel.

Mr. Adams advised that the tract has always been separated like it appears and has been that way for over a hundred years. There is 500 acres in the whole tract.

Mr. Galloway stated that it appears to be a problem with Q-Public rather than ownership. He would recommend that a condition where it is that part of the tract bounded by Bethany and Rawls Roads.

Dr. Ledbetter stated that he would talk with the Tax Assessors Office to get a better understanding of the splits on this property and why they are separate tracts.

Commissioner Dutton then restated his motion.

Motion/Second by Dutton Johnson to approve Application 22-07S: Twin Valley LLC, Owner- 525 Bethany Road (Approximately 202.55 acres located in Land Lot 10 of the 1st Land District)- Requesting a Special Exception convert existing barn to a Barndominium on the portion of the property bounded by Bethany Road and Rawls Road. Motion carried unanimously by all.

9. Application 22-08S: Spalding Vineyard 120,LLC, Owner- 1143 Vineyard Rd (Approximately 120.88 acres located in Land Lot 38 of the 3rd District)- Requesting a Special Exception to allow a Conservation Subdivision with 48

Single- Family lots.

Staff asked that item 9 and 10 be consolidated for discussion and voted on individually.

Ms. Littlefiled stated they are requesting a rezoning to consolidate the zoning as this parcel currently has a split zoning. They are asking to consolidate it to an R-2 zoning and we are also looking at the dimensional standards that would go along with R-2.

The conditions recommended by staff are specific to the design criteria to include the sidewalks. We are requesting 4' sidewalks and we are looking at public parking spaces at the amenities and the garages and their dimensions. The Planning Commission also made several recommendations as well. They wanted to see home materials of a higher grade and they also recommended that the HOA maintain all of the common spaces.

Staff recommends **CONDITIONAL APPROVAL** of this application, with the following recommended conditions:

- With the redesign of the concept plan this application is compliant with the guidelines of a conservation subdivision.
- 1st floor shall have a minimum of 1250 heated SF.
- Minimum 2 car garage for all homes with minimum dimensions of 20' x 20'.
- All homes shall have fully sodded yards (front, sides & back).
- All public parking spaces at the amenity area shall be governed by Appendix G of the Spalding County UDO.
- The following amenity features shall be completed prior to approval and acceptance of Final Plat. Design of the amenity area(s) shall be submitted with construction plans.
 - Playground for ages 2 to 12 with at least 8 play elements, 3 of which are at ground level and are ADA accessible.
 - All other listed amenities.
- Sidewalks shall be a minimum of 4' in width and comply with the streetscape designs enumerated in code. Sidewalks shall be installed along all road frontages of exterior roads (specifically Vineyard and Steel Road).
- A Homeowner's association will be created to maintain the common areas. Covenants shall be submitted with the final plat application for approval by the BOC.
- No more than twenty-five building permits shall be released annually for the proposed development.
- Roads shall be a minimum of 26 feet wide, from road edge to road edge.

The following conditions were recommended by the Planning Commission during the rezoning application:

- Minimum house size will be 2000 square feet of heated space.
- The creation of a Homeowner's Association is required. The HOA shall maintain all common space and amenities.

- Vinyl siding is prohibited. Brick/masonry facades on all houses with accents of at least 25% on three sides of the house.
- Amenities shall include a pickleball court, playground, and nature trail as shown on the concept plan. A dedicated easement will be established on the final plat dedicating the nature trail amenity.
- If the rezoning application is approved, preliminary and final plats shall be presented to the Planning Commission and Board of Commissioners per the guidelines of the subdivision ordinance before building permits can be applied for.

Mr. Galloway stated that his records show there was a condition on the Special Exceptions by the Planning Commission to send the property to R-1.

Richard Perry, 270 N. Jeff Davis Drive, Fayetteville, GA stated that he is with Spalding Vineyard 120, LLC. Mr. Perry advised that the application went through a number of stages. What we are proposing is a 48 lot subdivision coming off of Vineyard Road about 600 feet east of its intersection with Steele Road. Although our property touches Steele Road we will have no access to Steele Road. The only access to the property will be on Vineyard.

The proposed 48 lots vary in size from 1 acre to 1.6 acres. They will be served by public water and on-site septic. We have already done the level 1 soil testing and as we go into the preliminary plat and construction phases the level 3 soil testing to make sure the septic works. The subdivision will have three amenities and in following that pickle ball is currently more popular than tennis, we will be putting a pickle ball court on the property, we are putting a playground and as recommended by staff and the Planning Commission we will also be installing a walking trail around the lake. The trail will start at the amenities and will circle the lake and come back to the road.

We have retained 53 acres of the property as open space which puts us at a 40% level and puts us into a conservation subdivision. All of the open space focuses on the amenities. We are not touching the pond and the flood plain that comes out of the wetlands.

Mr. Perry then stated there were a couple of items that he is needing clarification on, one being the setbacks. At one place it says that the setback will be 100', however, it also states if the yards are soded there will be a 50' setback. Staff has requested that all of the yards be soded so will this require the 50' setback? The other item in question is the limit to 25 permits purchased per year. He was just wondering why this one was added as he hasn't seen that one in prior discussions with previous staff.

Mr. Galloway then stated that he wanted to clarify the R-1 condition. The Planning Commission on April 26th imposed the condition that minimum house size would be 2,000 square feet of heated space which is the R-1 minimum.

Commissioner Flowers-Taylor then asked the purpose for limiting the number of building permits per year?

Ms. Littlefield stated the purpose of limiting the number of permits annually is to give staff the opportunity to manage any mitigation fallout from any wetlands and to balance that with current staff availability.

Commissioner Flowers-Taylor then said she understands what is being said, but she feels it is putting a hardship on the developer because we don't have our "stuff together." She realizes we are limited by staff, but she doesn't know that we have ever done this in the past.

Dr. Ledbetter then advised that we are contracting out with EH&S for our environmental health and safety and their contractors are few and far between across the state right now and we are simply trying to make sure that we are not going to overburden not only our staff, but that we don't burden the developer in a way that he has workers waiting for us to find another contractor to come and support the effort.

We want to support the contractors and builders who come to Spalding County and we want to make sure that we support you in the work you are doing in the wetlands because it is a beautiful place. He further stated that he can tell it is going to be a beautiful subdivision, but the problem we are having right now is locating the contractors who can support us. With all that is going on inside of our county we are going to struggle, not only here in Spalding County, but across the southern portion of Atlanta because of the limited number of people that are available to do this type of inspection.

Mr. Perry then stated that their goal is to preserve the wetlands area and they will not be in that area constructing houses. The purpose of his question was that if he had heard this every time during consideration of other requests he would not be asking, but he hasn't heard it on other requests.

Mr. Galloway stated that if we are tying this property to staff's recommendations and to the Planning Commission's recommendation we need to make sure that we are rezoning it to R-1 and let's tie the conditions to the site plan.

Motion/Second by Johnson/Dutton to approve Application 22-08S: Spalding Vineyard 120, LLC, Owner- 1143 Vineyard Rd (Approximately 120.88 acres located in Land Lot 38 of the 3rd District)- Requesting a Special Exception to allow a Conservation Subdivision with 48 Single-Family lots with recommendations of staff and the Planning Commission and the approval will tie these conditions to the site plan. Motion carried unanimously by all.

10. Application 22-08Z: Spalding Vineyard 120, LLC, Owner- 1143 Vineyard Road (Approximately 120.88 acres located in Land Lot 38 of the 3rd District)- Requesting a rezoning from R-2/AR-1 to R- 2 zoning.

Motion/Second by Dutton/Flowers-Taylor Application 22-08Z: Spalding Vineyard 120, LLC, Owner- 1143 Vineyard Road (Approximately 120.88 acres located in Land Lot 38 of the 3rd District)- Requesting a rezoning from R-2/AR-1 to R- 2 zoning with the same conditions as stated on the Application 22-08S. Motion carried unanimously by all.

11. Application 22-03Z: High Falls 16, LLC- Owner and Falcon Design Consultants, LLC- Agent- Parcels 218 02010, 218 02011 and 218 02011K (Approximately 348.56 acres located in Land Lots 82 & 83 of the 3rd Land District)- Requesting a rezoning from AR-2 to PID/AKB. the applicant proposes to develop a planned industrial district in compliance with the Arthur K. Bolton Overlay.

Ms. Littlefield advised that this is going to be a warehouse distribution center with multiple buildings there are a number of inquiries being made on this property and it has already gone through the DRI process with full approval and there were no comments returned on the DRI. Staff has been working hard on this lot in terms of the creeks located on the property.

Staff and the developer have come to an agreement for a 50' buffer with a screening requirement to allow for development but prevent encroachment on any of the creeks located on the property. This will allow development with a stream buffer and should prevent any problem in the future.

Staff recommends **CONDITIONAL APPROVAL** of the rezoning application to the requested PDD zoning, subject to the following conditions:

- There shall be a 100' undisturbed buffer along the east and south property lines of any parcel with current AR zoning.
- All truck traffic shall use an entrance from Arthur K Bolton, Highway 16 access points.
- All truck or commercial parking shall be oriented toward the interior of the parcel, so as to limit any impact on adjacent residential parcels.
- The conceptual site plan shall be revised to reflect actual conditions and environmental features.
- The development shall be consistent with design and architectural style that is required by the current zoning code. Specific exterior materials shall provide architectural interests, and scale associated with developments of this nature.
- The determined main entrance shall provide a landscaped entry way which integrates signage, way finding, lighting and identifiable path finding for commercial or local traffic. No buffer or landscape treatment shall consist of more than one-third of any species. All species shall be native to Georgia, per the regulations of the Georgia forestry Service. All landscaping shall be variegated in placement, and no more than 30 percent of the total landscaping shall be trees.
- A walking trail shall be defined as part of the treatment of greenspace.
- Building elevations providing materials, glass percentages, and exteriors lighting to face interior to the project shall be provided as part of the approval for permitting.

- All parking areas shall provide appropriate ornamental landscaping, so as not to impede or interfere with commercial traffic, site distance or impair heights of vehicles.
- The site is to provide measures to control impacts of noise on adjacent residential property.
- All dumpsters, commercial collection bins, or waste/recycling amenities are to be enclosed, and located interior to the facility.
- Curb and gutter shall be installed as appropriate to withstand heavy use by commercial traffic.

Doug Adams, 235 Corporate Center Drive, Stockbridge, Georgia advised they plan to come off of Hwy 16, there is a full interchange already in place with both left and right turn lanes and stacking distance. GDOT has reviewed the request and agreed that when AKB Parkway was built there would be a limited number of curb cuts and the ones that currently exist will be the only ones permitted in the near future. They are significantly restricting what can happen on Hwy 16 by the curb cuts.

Mr. Adams advised there would be another access road cut to enter High Falls Road, but there would be no traffic on that access road it would be used for emergencies only. In discussions with staff a need for a fire station site in the area was suggested so they will be donating an acre of land on the southeast corner of the property fronting on High Falls Road.

Mr. Adams stated they are asking for multiple buildings at this location with a total of approximately 4.3 million square feet that will have a taxable base of approximately \$300 million plus whatever automations are inside the buildings. This will be a significant job creator, it is scheduled to be a Class A like Wall Street type construction. We're not asking to do metal buildings this will be all Class A type construction.

Commissioner Dutton then asked if Mr. Adams had been in contact with the Development Authority and if they were going to implement some of the green initiatives that the Development Authority had implemented at The Lakes at Green Valley.

Mr. Adams stated that he had on several occasions met with David Luckie and discussed their plans for this property and most of the industry located in The Lakes at Green Valley are manufacturing facilities and ours is going to be a distribution warehouse facility. He stated that they weren't opposed to checking into this more; however, they do have a lot of green space to the north of their lot and there are creeks and wetlands on the lot and they intend to stay out of them.

Mr. Adams advised that most of what they are doing will pass LEEDs Certification. He added that they are also involved in River Park on I-75 at SR 16 and it has been super successful as far as Fortune 100 companies coming there. This has given them a good idea of what Wall Street is expecting from a Class A facility and we are willing to do that here because that is what they are asking for. Everybody there is LEED certified.

Mr. Adams then stated that a LEEDS certified building has more to do with the construction of the building and the materials used. It is geared toward clean water, clean air and trying to reduce emissions.

Commissioner Flowers-Taylor stated that we built an industrial park that was a green industrial park. The Development Authority has run out of land and our goal is to still bring industry here which in the terms of air quality and non-attainment zone, this will meet those qualities. This topographically is a different piece of property and they have made arrangements for stream coverage.

Ms. Littlefield suggested that since this is a construction issue that the specifications of LEED Certifications they are installing have its own spec sheet in the construction plans. Not that it be a requirement of the development, but they submit those items to us as part of their construction plans.

Russ Bolton, 155 Bucksnot Road, Griffin, Georgia stated that he and his family have lived on the adjoining property for years. They border this property on the northeast corner and his family has a long history with Spalding County and Griffin. He hopes that the County is selective about what you allow to come in. When you look at this, all he sees is a gigantic truck stop which will have constant noise. They do not like this idea, they would be open to a subdivision with estate size lots or industrial or commercial businesses which would not involve trucks coming and going at all hours. He is respectfully requesting that the Board say no to this development.

Motion/Second by Flowers-Taylor/Johnson to approve Application 22-03Z: High Falls 16, LLC- Owner and Falcon Design Consultants, LLC- Agent- Parcels 218 02010, 218 02011 and 218 02011K (Approximately 348.56 acres located in Land Lots 82 & 83 of the 3rd Land District)- Requesting a rezoning from AR-2 to PID/AKB. the applicant proposes to develop a planned industrial district in compliance with the Arthur K. Bolton Overlay with staff recommendations to include a 50' buffer at the rear of the property with screening requirement.

Motion/Second by Dutton/Johnson to amend the motion to include that the development have dark sky lighting that does not encroach on the neighboring property. Motion carried unanimously by all.

Motion as amended carried unanimously by all.

12. Application 22-07Z: Bruce- Tracie Gann, Owner- Southtree Commercial, Agent- 7781 Newnan Road (Approximately 9.625 acres located in Land Lot 15 of the 1st Land District)- Requesting a modification on a zoning condition imposed in application 17-06Z to seek a driveway approval from Georgia Department of Transportation (GDOT) off HWY 16.

Ms. Littlefield stated that the original request was intended to provide the applicant with a curb cut off of Hwy 16 and after going through the process with GDOT, they were turned down. So, they returned to the County to see how they can obtain access to this lot. It is currently zoned C-1(b) which is appropriate for the proposed use; however, it is surrounded by agricultural zoning on the side of the property facing the 85 Connector the properties have commercial zoning.

Ms. Littlefield stated that one of the items discussed was paving Buckeye Road and putting in an accel/decel lane. We have recommended some screening because of the proposed use of a landscape supplier with mulch and different rock materials to be stored on the property. We want to let them have the outdoor storage; however, we have put several conditions to include an additional 15' buffer in the rear of the property abutting the less intense commercial use and we have recommended some screening on the sides with agricultural uses.

Staff recommends **CONDITIONAL APPROVAL** of the rezoning application to the requested PDD zoning, subject to the following conditions:

- Paving of Buckeye Road shall include a deceleration lane for each parcel proposed in the site plan.
- All truck traffic shall use a route to access Highway 16, Newnan Road, by the nearest access of Buckeye Road.
- All truck or commercial parking shall be oriented toward the interior of the parcel, so as to limit any impact on adjacent parcels.
- The development shall be consistent with design and architectural style that is required by the current zoning code. Specific exterior materials shall provide architectural interests, and scale associated with developments of this nature.
- The determined main entrance shall provide a landscaped entry way which integrates signage, lighting and identifiable path finding for commercial or local traffic.
- A buffer of a minimum of 15 feet shall be located on the rear of the property. All species shall be native to Georgia, per the regulations of the Georgia forestry Service. All landscaping shall be variegated in placement, and no more than 30 percent of the total landscaping shall be trees.
- Building elevations providing materials, glass percentages, and exteriors lighting to face interior to the project shall be provided as part of the approval for permitting.
- All parking areas shall provide appropriate ornamental landscaping, so as not to impede or interfere with commercial traffic, site distance or impair heights of vehicles.
- The site is to provide measures to control impacts of noise on adjacent residential property. Any materials utilized which are not natural to the site, will require vegetative screening.
- All dumpsters, commercial collection bins, or waste/recycling amenities are to be enclosed, and located interior to the facility.

- Curb and gutter shall be installed as appropriate to withstand heavy use by commercial traffic.
- The site shall provide a fence, maximum of eight (8) feet in height, private in nature and material, to create screening along road frontages.
- All material located in outdoor storage shall be stored on impervious pads, with concrete block bays. All run off is required to be retained on site.

Steven Gulas, 201 Prospect Park, Peachtree City, GA stated that he spoke with Public Works today and he spoke with Ms. Littlefield today and obtained some additional information, so it might actually be better to table this and let us get with our civil engineer based on what was learned from Public Works and what we are trying to understand regarding the decel requirement. He would like to talk through a few things because there are 13 conditions on the staff recommendation list and they are good with most of them. They would like to drop one condition off the C-1(b) zoning if at all possible.

Buckeye Road currently has a 40' right of way as a one-way gravel road and this road would actually need to become 70' wide. In talking with his civil engineer he learned that he knew of a 60' right of way requirement, but not a 70' right of way requirement. We need to go through the land development regulations as it applies to improving a gravel road and see if it would need to be the 70' and then on the decel lane we would have to see if that is really needed.

Mr. Gulas then stated that there is a recommendation for a fence along Tri-County Road; however, there is a utility easement and a line of trees along Tri-County Road and he would like to propose instead that everywhere between the trees they install shrubs to fill in any gaps in the tree line. With regard to the buffer on the right hand side, he asked if there is a 15' requirement.

Dr. Ledbetter asked that since he is requesting this be tabled this evening if we can schedule some time with Ms. Littlefield to get these items addressed?

Motion/Second by Dutton/Flowers-Taylor to table Application 22-07Z: Bruce- Tracie Gann, Owner- Southtree Commercial, Agent- 7781 Newnan Road (Approximately 9.625 acres located in Land Lot 15th of the 1st Land District)- Requesting a modification on a zoning condition imposed in application 17-06Z to seek a driveway approval from Georgia Department of Transportation (GDOT) of HWY 16. Motion carried unanimously by all.

13. SD-22-02: Joseph Elder & Robert McDonough, Owners- 210 Field Rd (Approximately 106.401 acres located in Land Lot 9 of the 4th land district)- Requesting approval of an 18 lot final plat.

Ms. Littlefield stated this is an AR-1 zoned property and they are wanting to

subdivide this property along the creek located on the property. All of the lots will have road frontage. There is no curbing as this is a rural road. Each of the lots are 3 acres and have a 200' road frontage. This is planned as a single family development.

Motion/Second by Dutton/Bowlden to approve SD-22-02: Joseph Elder & Robert McDonough, Owners- 210 Field Rd. (Approximately 106.401 acres located in Land Lot 9 of the 4th land district)- Requesting approval of an 18 lot final plat. Motion carried unanimously by all.

14. Consider approval of Vineyard Park Subdivision Final Plat located at parcel 260 06008 (Approximately 91.41 acres Located on Land Lot 37 of the 3rd District) consisting of 49 lots.

Ms. Littlefield stated that staff does recommend approval; however, they have discovered there is a discrepancy in the lots.

Mr. Galloway stated that this subdivision was first approved in 2006 and was never developed due to the recession. We have started them over with a new plat approval with additional conditions to the staff report and those final conditions are as follows:

- There shall be no more than seventy-four (74) lots permitted on the subject property.
- Minimum home size: 2,000 square feet, with a minimum of 1,250 square feet of heated space excluding the garage, on the first floor.
- Minimum roof pitch shall be 6:12, except for roof structures covering porches, gables, by windows, dormer windows and garages.
- All garages shall be constructed with minimum dimensions of 20 feet in width by 20 feet in length.
- The builder shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ the use of differing front elevations, architectural styles, building exteriors, setbacks and other similar techniques to provide a more pleasing appearance to the subdivision. The front facades of the homes shall consist of brick, stone, stucco or board and batten with accent materials such as, but not limited to horizontal cement siding or cement shake limited to no more than twenty-five percent (25%). The sides and rear of each home shall consist of brick, stone, stucco, board and batten, or horizontal cement-based siding, provided that at a minimum the sides of all homes shall have a brick or stone water table that is a minimum of two (2) feet in height.
- Vinyl siding shall be prohibited.
- Accessory structures shall be finished with the same façade as the primary residence, with a roof pitch of no less than 4:12.
- 8x8 Decorative columns on plans that include porches.
- Cantilevered chimneys are prohibited.
- Chain link fencing is only permitted if vinyl coated.

- Wooden decks shall be painted or stained.
- All other provisions of the special exception country club subdivision ordinance shall apply. Where applicable, in the event of conflicting covenants, the more restrictive provision shall apply.

They have negotiated with the developer to reach a consensus on these conditions which result in a reduction in the lots which allows, without any variances, the houses to comply with the minimum square footage and they have agreed to additional design and aesthetics controls that are also set out in the conditions.

Mr. Galloway advised that he feels this is an appropriate resolution to this subdivision as it preserves the principal integrity of the plat that was approved years ago while at the same time bringing it up to speed. This allows for a lot size of 1-1.2 acres that meets all of the design criteria under that subdivision class. Counsel for the developer is here if Mr. Kincaid would like to come up.

Ms. Littlefield then stated that staff would like to strike condition ten of the recommendations regarding chain link fencing.

Motion/Second by Dutton/Johnson to approve the Vineyard Park Subdivision Final Plat located at parcel 260 06008 (Approximately 91.41 acres Located on Land Lot 37 of the 3rd District) consisting of 49 lots with conditions as set forth by staff. Motion carried 4-1 (Flowers-Taylor).

15. Consideration of Amendment of UDO, Article 22D North Expressway Improvement District Overlay, Preadoption of Ordinance and Accompanying Overlay Map.

Mr. Galloway stated due to an advertising shortfall this is not ready to present this evening. He then stated that Ms. Kellie and Ms. Eva are working diligently to get everything back up to speed and to get these applications handled and through to your promptly and efficiently, but there are a lot of loose ends they have been dealing with. Ms. Littlefield has been hit with a number of unexpected things that we don't see regularly. The advertising for the North Expressway just got lost in those loose ends and remains a loose end for 30 days.

Motion/Second by Dutton/Bowlden to table the consideration of Amendment of UDO, Article 22D North Expressway Improvement District Overlay, Preadoption of Ordinance and Accompanying Overlay Map. Motion carried unanimously by all.

16. Consideration of Moratorium on Acceptance of Rezoning and Special Applications.

Mr. Galloway stated this is a countywide moratorium on everything to give the staff breathing room and get everything organized so that if we are inundated there is not a lot of pressure on them.

Ms. Littlefield stated that currently there is not a SOP in place for the Community Development Department which includes building permits, business license, alcohol license, rezoning special exception, accessories, etc. We do not currently have a process of review other than on the final plat.

Dr. Ledbetter added that business licenses are currently maintained on paper and organized in three-ring binders. We are getting ready to enter our renewal season and all that goes on in Community Development is taking an extraordinary amount of time because of the information Ms. Littlefield just shared with you and the lack of systems currently in place.

Ms. Littlefield added that there is a lot of work to be done to get Community Development not only up to speed but competitive with the counties around us. She is requesting this action on anything that is more than 3 lots or anything that is more than a 1 acre tract for development for commercial and industrial. These are the type of things that her staff is drowning in right now. She wants to be responsive to the residents and to the legacy residents, but right now her staff is just so far behind.

Motion/Second by Dutton/Bowlden to approve a moratorium for 30 days on any projects going through Community Development involving all zoning actions and permits. Motion carried unanimously by all.

F. Other Business:

1. Consider request for a Right-Of-Way Easement from the Central Georgia Electric Membership Corporation to allow access to the Aquatic Center location.

Dr. Ledbetter advised that this easement would allow Central Georgia EMC to bring power onto the site from Rehoboth for the new Aquatic Center.

Motion/Second by Dutton/Johnson to approve the request for a Right-of-Way Easement from Central Georgia EMC to allow access to the Aquatic Center Location. Motion carried unanimously by all.

G. Closed Meeting

H. Adjournment

Motion/Second by Dutton/Johnson to adjourn the meeting at 9:12 p.m.