

After Agenda

**Board of Commissioners of Spalding County
Zoning Public Hearing
Thursday, July 28, 2022
6:00 PM
Room 108, Spalding County Annex Building**

The Spalding County Board of Commissioners held a Zoning Public Hearing on Thursday, July 28th, 2022, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners James Dutton, Ryan Bowlden and Rita Johnson were present for the meeting. Commissioner Gwen Flowers-Taylor was absent from the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Zoning Attorney, Newton Galloway and Spalding County Water and Sewerage Facilities Authority Office Manager, Charlie Hearn 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 Elder Carias of the Church of Jesus Christ of Latter-day Saints.

C. Pledge to the 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.

No one signed up to speak.

E. New Business

1. Consideration of Amendment to UDO, Article 22D North Expressway Improvement District Overlay, Readoption of Ordinance and Accompanying Overlay Map.

Newton Galloway, County Zoning Attorney, stated that before you this evening is a final ordinance to be readopted to the extent that you have already adopted part of it. This ordinance covers the changes that were

requested from the last meeting where this was considered.

Mr. Galloway then advised that the attachments to the Agenda item were the wrong attachments and provided hard copies of the corrected Ordinance and map for the Board to review. He then advised that he wanted to go over the map first.

When last this was before you, a motion was made to amend the boundaries of the overlay to extend the eastern boundary to the railroad tracks. This map reflects that boundary and it will be adopted tonight as part of the ordinance. The other change you requested was to add in provisions to allow a condo or townhome district within the overlay.

Mr. Galloway then covered the part of the ordinance that had been added to accommodate the condominium or townhome district added to the overlay. The addition to the ordinance sets forth the standards for this development. It tracks the standards that we already have in our current condominium district and it adds amenities.

Mr. Galloway stated that there is one piece of property zoned R-6 which is Wolf Creek Townhomes on Hwy 19. He would ask the Board to direct Kellie Littlefield to do some investigation into that which became such a violation of the requirements of R-6. It was approved as an R-6 development and it does not meet the requirements that we have. There is actually a rental restriction in R-6, yet that development is predominantly rental. How did that occur? This is something that we need to investigate.

Mr. Galloway then stated that the amenities that are required in the ordinance are clubhouse, pool, tennis, playground, parking garages, landscaping, sidewalks and decorative exterior lighting fixtures. The development is limited to 1 or 2 bedrooms with 10% being allowed to be 3 bedroom. Each planned residential development must comply with design standards for all R-6 developments. That also includes our existing rental restriction.

Mr. Galloway stated this is ready for your official adoption and approval. However, there is one thing that we might bring to you later that Ms. Littlefield has suggested and merits some attention. That is to provide a distance between automotive uses, so that they are not all compacted together along the frontage of 19-41.

Commissioner Dutton asked at some point in the future with pickleball being in such demand right now if the amenities could state tennis or pickleball court?

Ms. Littlefield then advised that many of the developers for condominiums and townhomes are to attract a certain demographic, so the amenity discussion is a leveraging point. She would strongly encourage the Board to make pickleball an option, but not the only option.

Chairman Davis asked Ms. Littlefield to watch for this and to bring it up at

the appropriate time.

Mr. Galloway stated that would be a modes revision, should it be decided, which does not require an overhaul of this text.

Motion/Second by Dutton/Johnson to approve an amendment to UDO, Article 22D North Expressway Improvement District Overlay, Readoption of Ordinance and Accompanying Overlay Map. Motion carried unanimously by all.

F. Other Business

G. Closed Meeting

H. Adjournment

Motion/Second by Dutton/Bowlden to adjourn the meeting at 6:11 p.m. Motion carried unanimously by all.