

Agenda

Board of Commissioners of Spalding County

Zoning Public Hearing

August 27, 2020

6:00 PM

119 E. Solomon Street, Room 108

A. Opening (Call to Order)

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. Invocation

1. Commissioner Rita Johnson, District #3, will deliver the Invocation.

C. Pledge to Flag

1. Commissioner Bart Miller, District #4, will lead the pledge to the flag.

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.

D. New Business

1. **Application #20-09S:** Donald S. Brack and Sandra L. Brack, Owner - Victoria Brack, Agent - 2711 South Walkers Mill Road (6.522 acres located in Land Lot 249 of the 2nd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.
2. **Amendment to UDO #A-20-07:** Article 7. R-1 Single Family Residential Low Density - Section 704:Y, Article 7A. R-1A Single Family Residential - Section 704A:Y & Article 8. R-2 Single Family Residential - Section 804:Y - delete private driveways.

E. Other Business:

1. Consider alternate design review for a new building to be erected by MEJA Construction located on Hwy. 155.

F. Closed Meeting

G. Adjournment



SPALDING COUNTY BOARD OF COMMISSIONERS
Commissioner Rita Johnson, District #3

Requesting Agency

County Clerk

Requested Action

Commissioner Rita Johnson, District #3, will deliver the Invocation.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS
Commissioner Bart Miller, District #4

Requesting Agency

County Clerk

Requested Action

Commissioner Bart Miller, District #4, will lead the pledge to the flag.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS Application #20-09S

Requesting Agency

Office of Community Development

Requested Action

Application #20-09S: Donald S. Brack and Sandra L. Brack, Owner - Victoria Brack, Agent - 2711 South Walkers Mill Road (6.522 acres located in Land Lot 249 of the 2nd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Requirement for Board Action

Article 4. General Procedures - Section 413.

Is this Item Goal Related?

No

Summary and Background

The applicants are requesting a special exception in order to place a new manufactured home on the subject property within the AR-1 district. Per the applicant, the proposed home has approximately 2,132 sq. ft. of heated space. Per the applicant, the total cost of the home will be approximately \$129,900; the cost of the lot was \$32,500.

Information provided in the application did **not** indicate a true 4/12 roof pitch.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

STAFF RECOMMENDS DENIAL.

BOARD OF APPEALS RECOMMENDED: CONDITIONAL APPROVAL

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application #20-09S	8/13/2020	Backup Material
<input type="checkbox"/> Minutes 08-13-20 BOA (draft)	8/18/2020	Backup Material



REQUEST FOR SPECIAL EXCEPTION
APPLICATION NO. 20-095

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: Victoria Brack

Address: 865 E. College St

City: Griffin

State: GA. Zip: 30224

Phone: 678-920-8119

Contact Person: Victoria Brack

PROPERTY OWNER INFORMATION

Name: Sandra^{L.} and Donald^{S.} Brack

Address: 2651 S. Walkers Mill Rd.

City: Griffin

State: GA. Zip: 30224

Phone: 678-588-2277

Phone: 678-920-8119

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Developer

Present Zoning District(s): AR-1

Land District(s): 2nd Land Lot(s): ~~149~~ 249 Acreage: 6.522

Address of Property: 2711 S. Walkers Mill Rd. Griffin, GA 30224

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted:

Section 503: B(18) class A manufactured home
with heated floor area of at least 1500 square feet.

OTHER REQUIRED INFORMATION

Attach a statement describing the Special Exception and the reason you are requesting this Special Exception.

Attach 1 copy (11 x 17) of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.

Some developments (i.e. subdivisions, Church's, etc.) may require a 24 x 36 copy of the plat.

Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.

Signature(s):

Victoria Brack

Agent/Developer

Dan K. Brack

Sandra Brack

Property Owner

070820

Date

070820

Date

OFFICE USE ONLY

Date Received: 7-8-20

Amount of Fee: \$500⁰⁰

Received By: C. McDaniel

Receipt Number: H85713

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use or development of adjacent properties or the general neighborhood: Granting a Special Exception would

not be detrimental to the development of neighboring properties as it will not infringe through aesthetics for it will be well secluded by the natural landscape of six acres.

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: I see no reason why granting a Special Exception

would negatively affect the health or safety of residents or workers.

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: No,

as previously noted, the house will be surrounded by wooded area and barely, if at all, visible.

(D) Whether granting a Special Exception would adversely affect existing uses: The property

is not currently being used for anything; therefore, granting a Special Exception would not negatively affect its existing uses.

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: The subject property is more than sufficient in size, at

over six acres, to satisfy the space requirements for its use.

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: I have thoroughly reviewed and ensured with the home

manufacturer, and the surveyor that all requirements of the Spalding County ordinance will be satisfied.

OFFICE USE ONLY

Date Received: 7-8-20

Received By: C. McDaniel

**PROPERTY OWNER'S CERTIFICATION OF
OWNERSHIP AND ZONING COMPLIANCE**

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certify that the agent, if different from the owner, is authorized to file this application.

Donald Brack

Sandra Brack

Print Name of Owner(s)

Victoria Brack

Print Name of Agent, If Not Same as Owner

Sandra Brack
Donald Brack 7-8-20

Signature of Owner(s) Date
or Signature of Authorized Officer or Agent
(if applicable)

Victoria Brack

Signature of Agent

Title of Authorized Officer or Agent (if applicable)

Cynthia L. McDonald

Signature of Notary Public

Exp. 8-17-20

7-8-20

Date

--Notary Seal--

OFFICE USE ONLY

Date Received:

7-8-20

Received By:

C. McDonald

SITE PLAN REQUIREMENTS FOR SPECIAL EXCEPTION

Section 416: Special Exception.

A site plan meeting the requirements of Section 416 of this Ordinance shall be submitted with any application for a special exception which shall require a building permit for the purpose of commencing construction on a new structure on the property which is the subject of the special exception application; provided however, that any site plan for a special exception for a certified hardship allowed in Sections 503(D)(2-3), 603(D)(2-3), 703(D)(3-4), 803(D)(3-4), 803A(D)(3-4), 1003(D)(3-4), 1103(D)(3-4) and 1103A(D)(3-4) shall not be required to comply with the provisions of subparts (g), (i), (j), (k), (o) and (p) of Section 416.

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;
- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals;
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer: \$ 300.00

Variance: \$ 300.00

Special Exception: \$ 500.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

A. Parcel 1 - \$750.00

B. Parcel 2-5 - \$150.00 each, in addition to the fees stated in A; and

C. Parcels 6+ - \$100.00 each, in addition to the fees stated in A and B.

This Special Exception is being requested for permittance to place a manufactured home on the property of 2711 S. Walkers Mill Rd. The home will be 32 feet wide by 76 feet long, the exterior will be constructed of vinyl, the roof will be metal, and it will be placed on a concrete foundation. The cost of 2711 S. Walkers Mill Rd. (lot) was \$32,500 and the cost of the home (unit) is \$129,900. The model of the manufactured home is The Lulabelle and attached are pictures of the front exterior. I am requesting this special exception so that I may live next to my parents on our property in providing a home for myself and my family while facilitating my attempts to care for my parents with a closer proximity.

Thank you for your consideration,

Victoria Brack

BOOK 4260 PAGE 232

Return Recorded Document for
Wessels & Dixon, P.C.
120 W. Solomon Street
Griffin, GA 30223
770-229-7140

Paid \$ 32.18
Date 3-9-18
PT -61 126- 2018-431

Marcia L. Morris
Clerk of Superior Court, Spalding Co., Ga.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.

2018 MAR -9 P 1:03

BY *Marcia L. Morris*
MARCIA L. MORRIS, CLERK

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF SPALDING

File - 18G-0098

This Indenture made this 27th day of February, 2018 between Thomas Robert Burns and Marilyn Smith Burns, of the County of Spalding, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Donald S. Brack and Sandra L. Brack, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land containing 6.5746 acres situate, lying and being in Land Lot 249 of the Second Land District of originally Monroe, now Spalding County, Georgia, and being more particularly shown and designated as Tract 5 on a plat of survey entitled "Property of Douglas N. Bell", dated September 29, 1972, prepared by Griffin Engineering Company, C.E.'s, a copy of which said plat is recorded in Plat Book 9, Page 283, of the Spalding County Superior Court records, and which said plat, together with the metes, bounds, courses and distances shown thereon, with respect to said Tract 5, is incorporated herein and made a part hereof as fully as if set out herein. From said plat, said Tract 5 is bounded as follows: North by Tract 4-B as shown on said plat; East and South by property of Douglas N. Bell; and West by Walker's Mill Road.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

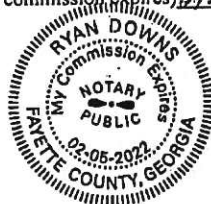
Signed this 27th day of February 2018 in the presence of:

SS Reidmore
Unofficial Witness

[Signature]
Notary Public (My commission expires) 2/15/2022

[Signature]
Thomas Robert Burns

[Signature]
Marilyn Smith Burns



SYMBOL LEGEND	
●	IRON PIN FOUND
○	1/2" REBAR SET
⊕	UTILITY POLE
☆	LIGHT POLE
⊗	FIRE HYDRANT
—	OVERHEAD POWER LINE
—	PROPERTY LINE
- - -	ADJACENT LOT LINE
—○—	CHAINLINK FENCE LINE
—X—	WIRE FENCE LINE
▬	ASPHALT AREA
▨	CONCRETE AREA

REFERENCES & NOTES:

CURRENT OWNER:
DONALD S. & SANDRA L. BRACK

DEEDS:
DB 4260 PG 232

PLATS:
PB 9 PG 283

CURRENT ZONING: AR-1
SETBACKS:
FRONT - 100'
REAR - 25'
SIDE - 12'
MAX. HEIGHT OF PROPOSED BUILDING: 35'

BOUNDARY SURVEY INFORMATION DERIVED FROM SURVEY FIELD WORK BY
SCANLON ENGINEERING SERVICES, INC., DATED 7/2020.

TOPOGRAPHIC INFORMATION TAKEN GRAPHICALLY FROM THE SPALDING COUNTY TAX MAPS.

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA
PER FEMA FIRM PANEL 13255C02153, DATED 6/7/2017.

THE PROPOSED LAND USE FOR THIS PROJECT IS SINGLE FAMILY RESIDENTIAL.

THIS PROPERTY IS PROVIDED POTABLE WATER BY MUNICIPAL WATER SYSTEM.

SANITARY SEWER WILL BE DISPOSED OF BY AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM.

VICINITY MAP



SES

ENGINEERING
PLANNING
SURVEYING

"THIS DRAWING IS THE
PROPERTY OF SCANLON
ENGINEERING SERVICES, INC. IT
IS TO BE USED ONLY FOR THE
PROJECT AND SITE
SPECIFICALLY IDENTIFIED
HEREIN, AND IS NOT TO BE
USED ON OTHER PROJECTS OR
EXTENSIONS TO THIS PROJECT,
OR REPRODUCED IN WHOLE OR
IN PART, EXCEPT BY AGREEMENT
IN WRITING AND WITH
APPROPRIATE COMPENSATION."

SITE PLAN FOR #2711 SOUTH WALKERS MILL ROAD

VICTORIA BRACK

LOCATED IN LAND LOT 149 OF THE 2nd DISTRICT,
ORIGINALLY MONROE, NOW SPALDING COUNTY, GEORGIA

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223

PHONE: (678) 967-0151
scanloneg.com

Rev.	Description	Date
1	As Shown	7/6/2020
2	Revised	7/6/2020
3	Revised	7/6/2020
4	Revised	7/6/2020
5	Revised	7/6/2020



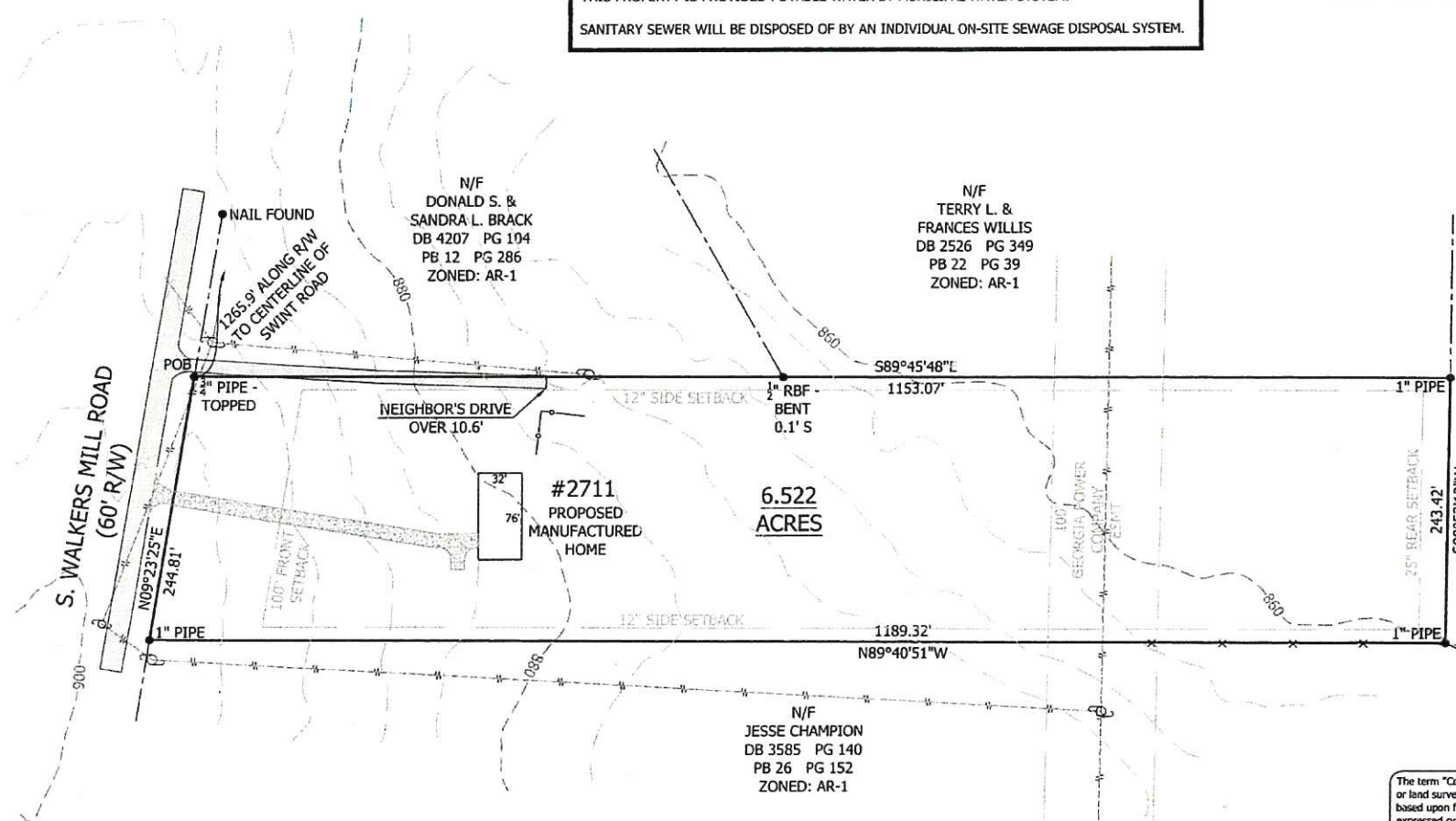
SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

582C

SHEET 1 OF 1



THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION
AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE
ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH
MAY AFFECT THIS PROPERTY ARE SHOWN.

PLAT CERTIFICATION:

The field data, completed on 7/2/20, upon which this plat is based has a closure
precision of one foot in 62,566 feet and an angular error of 02" per angle point
and was adjusted using equal angle adjustment.
This plat has been calculated for closure and is found to be accurate within one
foot in 521,334 feet.
The linear and angular measurements shown on this plat were obtained using a
Geomax Robotic total station & Geomax Zenith 35 Man GPS.



The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering
or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement
based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either
expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional
Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 15-6-67, in that
where a conflict exists between those two sets of specifications, the requirements of law prevail.

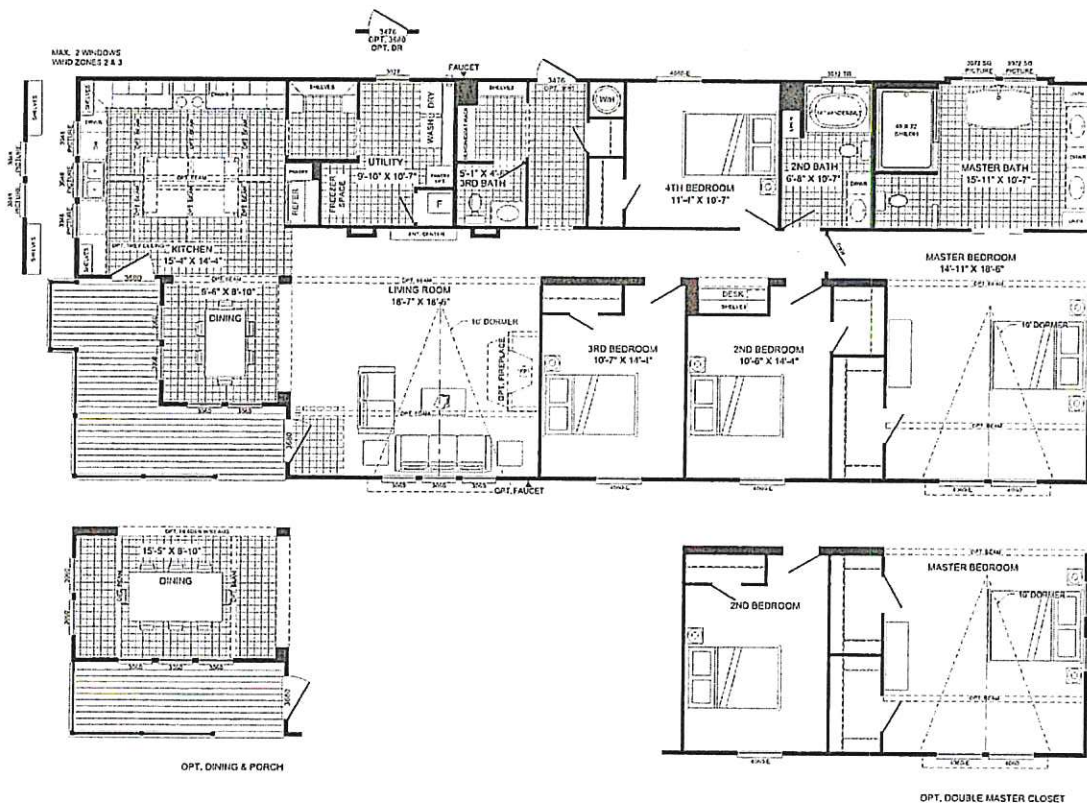
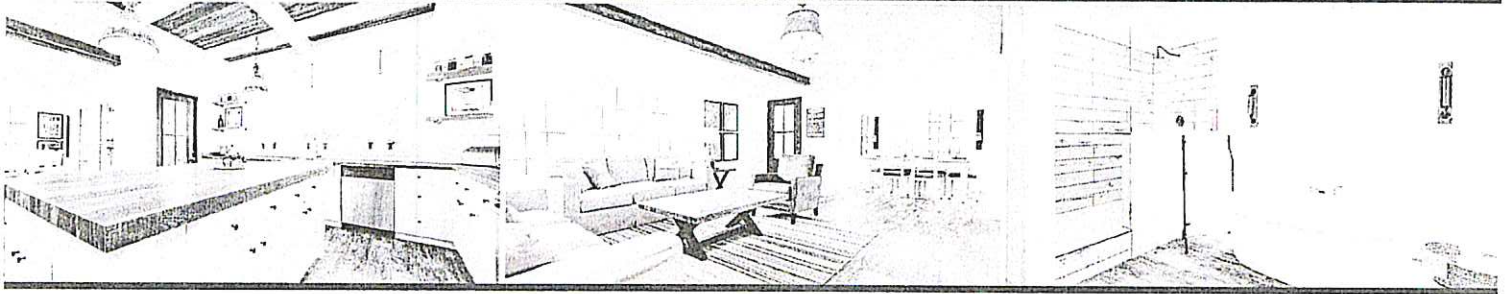
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or
create a new parcel or make any changes to any real property boundaries. The recording
information of the documents, maps, plats, or other instruments which created the parcel or
parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY
FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor
certifies that this plat complies with the minimum technical standards for property surveys in
Georgia as set forth in the rules and regulations of the Georgia Board of Registration for
Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

Mark A. Buckner GA RLS 2422 Date 7/7/20

Z:\SES Projects\Misc Surveying_042\2711 S. Walkers Mill Rd - SITE PLAN.dwg Tuesday, July 7, 2020 12:26:13 PM

3:12





The home series and floor plans indicated will vary by retailer and state. Your local Home Center can quote you on specific prices and terms of purchase for specific homes. Buccaneer Homes invests in continuous product and process improvement. All home series, floor plans, specifications, dimension, features, materials, availability, and starting prices shown on this website are artist's renderings or estimates, and are subject to change without notice. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall.

SPALDING COUNTY BOARD OF APPEALS

DATE: August 13, 2020
August 25, 2020

TO: Spalding County Board of Appeals
Spalding County Board of Commissioners

FROM: Department of Community Development

RE: **Special Exception Application 20-09S**

The following report constitutes the assessment and evaluation by the Community Development staff on the above referenced application.

Identification of the Property:

Size and location:

The property is located at 2711 S Walkers Mill Road in Land Lot 249 and the 2nd District of Spalding County. Property consists of a total of 6.6 +/- acres.

Current Owner:

Donald S. and Sandra L. Brack
2651 S Walkers Mill Road
Griffin, Georgia 30224

Agent/Developer

Victoria Brack
865 E College Street
Griffin, Georgia 30224

Proposed use:

The applicants are requesting a special exception in order to place a new manufactured home on the subject property within the AR-1 district. Per the applicant, the proposed home has approximately 2,132 sq. ft. of heated space. Per the applicant the total cost of the home will be approximately \$129,900; the cost of the lot was \$32,500.

The information provided in the application did **not** indicate a true 4/12 roof pitch.

Compliance with Zoning Ordinance Development Standards:

The property is currently zoned AR-1.

Section 503:B(18) of the UDO states that a Class A manufactured home with a heated floor area of 1,500 square feet is allowed by special exception.

Section 413:G' of the UDO states:

In addition to the criteria set forth in the preceding subsection, the Board of Appeals shall (for any application for the placement and location of a Class A manufactured home in the Agricultural-Residential AR-1 zoning district, as allowed in Section 503(B)(18) of this Ordinance) determine that the location and placement thereof is compatible with the surrounding development in the general area, based on such information as necessarily determines that the manufactured home conforms with the general area in which it is to be placed based on the size of the dwelling, the site plan for the location of the dwelling, photographs and/or rendering of the front exterior thereof, roof material, exterior construction material, foundation material, general aesthetic appearance to conventionally constructed (site-built) housing and construction costs of conventionally constructed (site-built) housing pursuant to consideration of the following criteria:

1. The number and quality of conventionally constructed (site-built) dwellings and other forms of housing in the same zoning district throughout Spalding County;

Computer analysis of this data is not available currently. Preliminary review appears that approximately 60% of AR-1 zoning contains conventionally constructed housing with 40% containing manufactured homes.

2. The number and quality of conventionally constructed (site-built) dwelling and other forms of housing in the general area;

Within a half-mile radius of this property are 149 parcels. Within this radius are 11 manufactured homes, 105 single-family conventionally constructed homes, 5 commercial or agricultural parcels, while 27 parcels are undeveloped. See attached map. Heated square footage for the

conventional homes ranges from 916 to 3,723.

3. Existing development in the general area;
Surrounding development in the area is largely residential in nature. The percentages for development are as follows: conventional homes make up approximately 70%; manufactured homes make up 7%; and vacant parcels consisting of 18%. The balance of the parcels (3%) are commercial, agricultural or institutional.
4. Proposed development for which subdivision approval or building permits have been issued in the general area;
There are no proposed developments being considered in this general area.
5. Development trends within the general area;
The area appears to trend towards conventional homes. Recent new construction building permits have been for site-built single-family homes. Only 1 of the 11 manufactured homes in this survey is located on South Walkers Mill Road.
6. Existing deed or covenant restrictions on tracts within the general area;
None.
7. Any existing architectural style used in dwellings in the general area;
There is no true architectural style in this general area as there is a mixture of conventionally constructed homes that are brick, wood, and/or vinyl.
8. The proposed location and placement of the manufactured home on the property in relationship to the location, setback and road visibility of other dwellings in the general area; and
The proposed location of the home would comply with all setback requirements for the AR-1 district. The lot is wooded and the home would likely not be very visible from the road if the front of the lot is not cleared.
9. The age and condition of other dwellings in the general area.
Conventional home construction in the general area began in 1920 and ranges to 2019.

For purposes of this Ordinance, the term "general area" shall mean the specific subdivision, development or street on or in which the manufactured home is proposed to be

located along with the geographic area extending for a distance of a one-half mile radius of the proposed location of the manufactured home.

Photos



View of property from South Walkers Mill Road.

Staff Recommendations:

Staff recommends **DENIAL** of this application for the following reason:

This recommendation was made for the following reasons:

- a. Based on the requirements from Section 413 G' of the UDO, there is an established trend in the general area towards conventional home construction.
- b. The information submitted for the proposed structure does not indicate a true 4/12 roof pitch.



REALKEY	PARCEL ID	NUMBER	STREET NAME	TYPE	YEAR BUILT	HEATED AREA	ACRES	OCCUPANCY
17592	227B01039	26	GREEN ACRES	RD	1974	1920	1.6	SINGLE FAMILY
29091	227B01034A	36	GREEN ACRES	RD	1977	2020	8	SINGLE FAMILY
17562	227B01008	45	GREEN ACRES	RD	1983	3618	6.34	SINGLE FAMILY
17564	227B01010	57	GREEN ACRES	RD	1982	1650	2.2	SINGLE FAMILY
17565	227B01011	63	GREEN ACRES	RD	1975	1840	1.7	SINGLE FAMILY
17589	227B01034	66	GREEN ACRES	RD	2002	3723	7.72	SINGLE FAMILY
17585	227B01030	70	GREEN ACRES	RD	1973	1437	1.5	SINGLE FAMILY
17566	227B01012	71	GREEN ACRES	RD	1986	1290	1.4	SINGLE FAMILY
17579	227B01024	74	GREEN ACRES	RD	1974	1640	2.86	SINGLE FAMILY
17567	227B01013	75	GREEN ACRES	RD	1986	1288	1.56	SINGLE FAMILY
17578	227B01023	80	GREEN ACRES	RD	1974	1680	4.37	SINGLE FAMILY
17568	227B01014	85	GREEN ACRES	RD	VACANT	VACANT	2.05	VACANT
17569	227B01015	87	GREEN ACRES	RD	1973	1460	1.43	SINGLE FAMILY
17577	227B01021	90	GREEN ACRES	RD	2002	1734	1.4	SINGLE FAMILY
17570	227B01016	93	GREEN ACRES	RD	1973	2066	2.6	SINGLE FAMILY
17576	227B01020	96	GREEN ACRES	RD	1975	1883	1.7	SINGLE FAMILY
17571	227B01016A	99	GREEN ACRES	RD	1973	3538	2.9	SINGLE FAMILY
17574	227B01018	110	GREEN ACRES	RD	1975	2684	3.95	SINGLE FAMILY
17580	227B01026	26	HILLCREST	CIR	1975	1338	2.3	SINGLE FAMILY
17581	227B01027	27	HILLCREST	CIR	VACANT	VACANT	1.6	VACANT
17582	227B01028	28	HILLCREST	CIR	2002	1330	1.1	SINGLE FAMILY
17584	227B01029A	29	HILLCREST	CIR	1975	1768	1	SINGLE FAMILY
17583	227B01029	31	HILLCREST	CIR	2002	1400	1.3	SINGLE FAMILY
17886	228A03021	9	JANET	RD	1986	1092	0.45	SINGLE FAMILY
17872	228A03007A	10	JANET	RD	1972	3004	1.7	SINGLE FAMILY
17885	228A03020	19	JANET	RD	1983	1100	0.45	SINGLE FAMILY
17884	228A03019	29	JANET	RD	1983	1107	0.43	SINGLE FAMILY
17883	228A03018	35	JANET	RD	1982	1100	0.41	SINGLE FAMILY
17882	228A03017	39	JANET	RD	1982	1050	0.43	SINGLE FAMILY
17873	228A03008	40	JANET	RD	1950	1582	0.42	SINGLE FAMILY
17790	228 03005C	0	JOHN JONES	RD	1973	3013	21.2	SINGLE FAMILY
17793	228 03005F	100	JOHN JONES	RD	1994	2595	2	SINGLE FAMILY
34086	228 01027A	0	JOHNSTON	RD	VACANT	VACANT	3.04	VACANT
17849	228A01009A	0	JOHNSTON	RD	VACANT	VACANT	0.22	VACANT
17889	228A03023A	0	JOHNSTON	RD	VACANT	VACANT	0.54	VACANT
17894	228B01006	12	JOHNSTON	RD	1984	1776	7.28	SINGLE FAMILY
17869	228A03005	20	JOHNSTON	RD	1951	1711	0.48	SINGLE FAMILY
34057	228 01024C	21	JOHNSTON	RD	VACANT	VACANT	1.14	VACANT
17887	228A03022	22	JOHNSTON	RD	1982	1404	0.5	SINGLE FAMILY
17888	228A03023	24	JOHNSTON	RD	VACANT	VACANT	2	VACANT
17709	228 01024	25	JOHNSTON	RD	1935	976	2.62	SINGLE FAMILY
17865	228A03001	26	JOHNSTON	RD	1947	1326	0.34	SINGLE FAMILY
17713	228 01025A	27	JOHNSTON	RD	1967	1777	5.13	SINGLE FAMILY
17853	228A01013	28	JOHNSTON	RD	1986	1560	1.3	SINGLE FAMILY
17716	228 01026B	29	JOHNSTON	RD	1996	1662	2	SINGLE FAMILY
17714	228 01026	31	JOHNSTON	RD	1951	1780	1.87	SINGLE FAMILY
17851	228A01011	32	JOHNSTON	RD	1962	1392	1.23	SINGLE FAMILY
17717	228 01027	33	JOHNSTON	RD	1905	1386	0.8	SINGLE FAMILY
17850	228A01010	34	JOHNSTON	RD	1953	2036	0.74	SINGLE FAMILY
17848	228A01009	36	JOHNSTON	RD	VACANT	VACANT	0.47	VACANT

REALKEY	PARCEL ID	NUMBER	STREET NAME	TYPE	YEAR BUILT	HEATED AREA	ACRES	OCCUPANCY
17718	228 01027B	37	JOHNSTON	RD	1978	1490	1	SINGLE FAMILY
17847	228A01008	38	JOHNSTON	RD	1982	1074	0.66	SINGLE FAMILY
17720	228 01029	39	JOHNSTON	RD	1965	904	1	SINGLE FAMILY
17720	228 01029	39	JOHNSTON	RD	MOBILE HOME	MOBILE HOME	1	MOBILE HOME
17846	228A01007	40	JOHNSTON	RD	1983	1056	0.61	SINGLE FAMILY
17719	228 01028	41	JOHNSTON	RD	VACANT	VACANT	4	VACANT
17845	228A01006	42	JOHNSTON	RD	1982	1400	0.55	SINGLE FAMILY
27715	228 01030F	49	JOHNSTON	RD	1972	3165	7.08	SINGLE FAMILY
32072	228 03005E	102	JONES	RD	VACANT	VACANT	11.89	VACANT
17835	228 04002L	125	LAMAR COUNTY LINE	RD	1984	1614	5.04	SINGLE FAMILY
17843	228 04003A	159	LAMAR COUNTY LINE	RD	1975	1128	3	SINGLE FAMILY
17842	228 04003	161	LAMAR COUNTY LINE	RD	VACANT	VACANT	1.95	VACANT
17472	227 02012K	165	LAMAR COUNTY LINE	RD	2000	2152	5	SINGLE FAMILY
17463	227 02012A	179	LAMAR COUNTY LINE	RD	MOBILE HOME	MOBILE HOME	5	MOBILE HOME
17462	227 02012	301	LAMAR COUNTY LINE	RD	MOBILE HOME	MOBILE HOME	5.22	MOBILE HOME
17469	227 02012G	309	LAMAR COUNTY LINE	RD	1993	1746	4.13	SINGLE FAMILY
17470	227 02012H	315	LAMAR COUNTY LINE	RD	MOBILE HOME	MOBILE HOME	3.99	MOBILE HOME
17468	227 02012F	321	LAMAR COUNTY LINE	RD	MOBILE HOME	MOBILE HOME	4.01	MOBILE HOME
17466	227 02012D	327	LAMAR COUNTY LINE	RD	2013	1600	4.02	SINGLE FAMILY
17467	227 02012E	333	LAMAR COUNTY LINE	RD	MOBILE HOME	1782	4.02	MOBILE HOME
17465	227 02012C	339	LAMAR COUNTY LINE	RD	MOBILE HOME	MOBILE HOME	4.03	MOBILE HOME
17822	228 04001A	0	MACON	RD	VACANT	VACANT	3.17	VACANT
32727	228 03005H	3040	MACON	RD	VACANT	VACANT	1.17	VACANT
17799	228 03014	3110	MACON	RD	1958	2285	1.14	FOUR FAMILY
17799	228 03014	3110	MACON	RD	1975	1043	1.14	SINGLE FAMILY
17800	228 03015	3116	MACON	RD	VACANT	VACANT	0.42	VACANT
17803	228 03018	3152	MACON	RD	MOBILE HOME	MOBILE HOME	9.58	MOBILE HOME
17802	228 03017	3196	MACON	RD	1960	1213	1.9	SINGLE FAMILY
17801	228 03016	3234	MACON	RD	1960	1291	3.2	SINGLE FAMILY
17806	228 03020	3274	MACON	RD	MOBILE HOME	MOBILE HOME	5.86	MOBILE HOME
17804	228 03019	3276	MACON	RD	VACANT	VACANT	1	VACANT
17805	228 03019A	3276	MACON	RD	1974	1680	1	SINGLE FAMILY
17900	228B01007A	31	SWINT	RD	VACANT	VACANT	0.38	VACANT
17879	228A03014	37	SWINT	RD	VACANT	VACANT	0.35	VACANT
17880	228A03015	40	SWINT	RD	VACANT	VACANT	2.23	VACANT
17878	228A03013	43	SWINT	RD	1960	1380	0.32	SINGLE FAMILY
17874	228A03009	53	SWINT	RD	1950	1382	0.37	SINGLE FAMILY
17881	228A03016	55	SWINT	RD	1984	1092	0.42	SINGLE FAMILY
17821	228 04001	56	SWINT	RD	VACANT	VACANT	8	VACANT
17868	228A03004	57	SWINT	RD	1983	1100	0.43	SINGLE FAMILY
17867	228A03003	59	SWINT	RD	1960	2726	2	SINGLE FAMILY
17890	228A03024	63	SWINT	RD	1982	1100	0.87	SINGLE FAMILY
17866	228A03002	71	SWINT	RD	1984	1056	0.82	SINGLE FAMILY
17855	228A01015	97	SWINT	RD	2019	1488	0.78	SINGLE FAMILY
17856	228A01016	143	SWINT	RD	1938	1826	0.79	SINGLE FAMILY
17857	228A01017	155	SWINT	RD	2019	1446	0.74	SINGLE FAMILY
17858	228A01018	163	SWINT	RD	1982	891	0.72	SINGLE FAMILY
17859	228A01019	175	SWINT	RD	MOBILE HOME	MOBILE HOME	1.36	MOBILE HOME
17860	228A01021	193	SWINT	RD	1982	1332	0.57	SINGLE FAMILY
17861	228A01022	197	SWINT	RD	1982	1080	0.57	SINGLE FAMILY

REALKEY	PARCEL ID	NUMBER	STREET NAME	TYPE	YEAR BUILT	HEATED AREA	ACRES	OCCUPANCY
17844	228A01001	205	SWINT	RD	VACANT	VACANT	0.32	VACANT
17840	228 04002S	300	SWINT	RD	1989	1715	2.49	SINGLE FAMILY
17837	228 04002N	316	SWINT	RD	1965	1805	4.85	SINGLE FAMILY
17824	228 04002	344	SWINT	RD	2000	3246	12.66	SINGLE FAMILY
17410	227 01025	351	SWINT	RD	1977	916	0.5	SINGLE FAMILY
17411	227 01026	355	SWINT	RD	1989	1715	0.5	SINGLE FAMILY
17412	227 01027	359	SWINT	RD	1990	1066	0.5	SINGLE FAMILY
17413	227 01028	361	SWINT	RD	VACANT	VACANT	0.5	VACANT
17414	227 01029	363	SWINT	RD	VACANT	VACANT	0.5	VACANT
17417	227 01032	365	SWINT	RD	VACANT	VACANT	1	VACANT
17474	227 02013A	382	SWINT	RD	1970	685	1	SINGLE FAMILY
17475	227 02013B	390	SWINT	RD	1980	1571	1	SINGLE FAMILY
17473	227 02013	400	SWINT	RD	1963	1269	2	SINGLE FAMILY
17415	227 01030	405	SWINT	RD	VACANT	VACANT	3.77	VACANT
17405	227 01023E	481	SWINT	RD	VACANT	VACANT	7.88	VACANT
17586	227B01031	0	VALLEY	CIR	VACANT	VACANT	1.3	VACANT
17587	227B01032	0	VALLEY	CIR	VACANT	VACANT	1.8	VACANT
17588	227B01033	33	VALLEY	CIR	1974	1488	2.52	SINGLE FAMILY
17831	228 04002H	73	VALLEY	CIR	2001	3092	10.85	SINGLE FAMILY
17863	228A02001A	0	WALKERS MILL	RD	VACANT	VACANT	20.43	VACANT
17408	227 01024	2317	WALKERS MILL	RD	2008	2010	1.26	SINGLE FAMILY
31086	227 01030A	2345	WALKERS MILL	RD	2008	1651	1.3	SINGLE FAMILY
31087	227 01030B	2353	WALKERS MILL	RD	2016	1854	1.19	SINGLE FAMILY
31088	227 01030C	2359	WALKERS MILL	RD	2016	1794	1.35	SINGLE FAMILY
17388	227 01019D	2360	WALKERS MILL	RD	1999	1300	1	SINGLE FAMILY
17416	227 01031	2375	WALKERS MILL	RD	1989	1812	1.92	SINGLE FAMILY
17384	227 01019	2378	WALKERS MILL	RD	2017	1619	3.42	SINGLE FAMILY
32248	228 01031	2398	WALKERS MILL	RD	MOBILE HOME	MOBILE HOME	7.11	MOBILE HOME
32248	228 01031	2398	WALKERS MILL	RD	1982	624	7.11	SINGLE FAMILY
17724	228 01030C	2418	WALKERS MILL	RD	1974	1270	3.3	SINGLE FAMILY
17728	228 01032B	2450	WALKERS MILL	RD	VACANT	VACANT	2.09	VACANT
17721	228 01030	2454	WALKERS MILL	RD	2012	3452	73.26	SINGLE FAMILY
17722	228 01030A	2460	WALKERS MILL	RD	1967	1863	1.92	SINGLE FAMILY
17733	228 01038	2486	WALKERS MILL	RD	1940	2182	2	SINGLE FAMILY
17729	228 01033	2489	WALKERS MILL	RD	1971	2359	8.21	SINGLE FAMILY
17829	228 04002E	2605	WALKERS MILL	RD	1986	2047	4	SINGLE FAMILY
17841	228 04002T	2619	WALKERS MILL	RD	1996	1886	6.45	SINGLE FAMILY
17827	228 04002C	2625	WALKERS MILL	RD	1973	3732	11.34	SINGLE FAMILY
17830	228 04002G	2651	WALKERS MILL	RD	1972	1300	2	SINGLE FAMILY
17864	228A02002	2700	WALKERS MILL	RD	1982	1665	1.76	SINGLE FAMILY
17862	228A02001	2710	WALKERS MILL	RD	VACANT	VACANT	3.4	VACANT
17826	228 04002B	2711	WALKERS MILL	RD	VACANT	VACANT	6.6	VACANT
17825	228 04002A	2715	WALKERS MILL	RD	1996	2160	76.32	SINGLE FAMILY
17833	228 04002J	2735	WALKERS MILL	RD	1973	2793	2.05	SINGLE FAMILY
17832	228 04002I	2755	WALKERS MILL	RD	1975	2040	3	SINGLE FAMILY
17839	228 04002R	2779	WALKERS MILL	RD	1977	1872	2	SINGLE FAMILY
17834	228 04002K	2801	WALKERS MILL	RD	1983	1674	2	SINGLE FAMILY
17823	228 04001B	2816	WALKERS MILL	RD	VACANT	VACANT	20.14	VACANT
17836	228 04002M	2817	WALKERS MILL	RD	1977	1539	2	SINGLE FAMILY

SPALDING COUNTY APPEALS BOARD
Regular Meeting
August 13, 2020

The Spalding County Appeals Board held its regular monthly meeting on August 13, 2020 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Brown, Chair, presiding; Patricia McCord; Tangela Williams; and Billy Slaughter (arriving late). Absent was member Robert Paul Peurifoy.

Also present were: Newton Galloway, Zoning Attorney; Deborah Bell, Spalding County Community Development Director; and Teresa Watson to record the minutes. Absent was Zoning Attorney Newton Galloway.

Mr. Brown called the meeting to order and invited those who might wish to speak on any of the applications, but were not the applicants, to come forward and sign the request form.

A. Call to Order 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 and relate to matters pertinent to the jurisdiction of the Board of Zoning Appeals. 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.

B. New Business:

- 1. Application #20-07V:** Pamela D. Whitehead, Owner - Whatley Road (2 acres located in Land Lot 41 of the 3rd Land District) - requesting a Variance from minimum heated square feet in the AR-1 District.

Pamela Whitehead, 162 Calhoun Road, Griffin

Ms. Whitehead said she has requested to reduce the minimum overall heated SF requirement from 1500 SF to 1200 SF, thereby, also reducing the minimum first floor heated SF requirement from 1250 SF to 1200 SF in the AR-1 zoning district. She is requesting this in an effort to make the home affordable for her.

Ms. Bell stated that Staff recommends denial as this parcel does not exhibit unusual topographic or locational features that would require a variance. Further the variance, if granted, would cause substantial detriment to the public good and/or impair the intent of this Ordinance. A literal interpretation of this Ordinance would not deprive the applicant of any rights that others owning property within the same zoning classification are allowed. If approved, it must be noted that Spalding County is not giving any approvals to encroach on or into any drainage easements. The property owner shall assume any and all liabilities with respect to drainage easements. The 1500 sf requirement has been in place since 2002.

Ms. Whitehead noted she could not afford a home with the 1500 sf required. She has owned this property since December 2001. Ms. Whitehead said there were a fair

number of surrounding homes at 1200 sf (older homes), but the newer homes are larger square footage. Ms. Bell said newer homes range from 2500 to 3000 sf. Ms. Bell noted that all homes since the 2002 implementation of the 1500 sf requirement have conformed to that stipulation without variance.

Motion/second by Mr. Brown/Ms. Williams to deny Application #20-07V carried unanimously at 3-0.

2. **Application #20-08V:** Alton Riley Bowlden & Betty May Bowlden, Owner – Gregory A. Bowlden, Agent - 4740 Fayetteville Road (3.95 acres, more or less, located in Land Lot 109 of the 4th Land District) - requesting a Variance from minimum heated square feet and front yard setback in the R-2 District.

Mr. Gregory Bolton, 2555 Vaughan Road, Griffin

Mr. Bolton said he was seeking the rezoning so his sister could obtain a tract of land for herself. Tract 1 and Tract 2 are one parcel currently, and Mr. Bolton seeks to subdivide the property between heirs.

Ms. Bell noted that the applicant is in the process of requesting a rezoning for this property so it may be divided among heirs and still meet minimum lot area requirements. The rezoning request is to change the property from the AR-1 Zoning District to the R-2 Zoning District. The existing house is a legal, nonconforming structure in AR-1, both in terms of minimum square footage and setbacks from both Fayetteville Road and Vaughn Road. This older, existing house is about 1024 sf; hence, the need for a variance from the minimum heated square feet and setback.

The variances requested will be for standards of the R-2 Zoning District: Reduction in minimum heated square feet from 1,750 SF to 1,024 SF, and Reduction in the minimum front setback from Fayetteville Road from 100' to 76'. If the existing structure is ever replaced, any new structure must conform to the minimum house size and the setback requirements in place at the time of new construction. Staff recommends approval.

Motion/second to approve Application #20-08V as presented by Ms. McCord/Ms. Williams carried unanimously at 3-0.

Mr. Billy Slaughter arrived to the meeting after the above vote.

3. **Application #20-09S:** Donald S. Brack and Sandra L. Brack, Owner - Victoria Brack, Agent - 2711 South Walkers Mill Road (6.522 acres located in Land Lot 249 of the 2nd Land District) - requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Victoria Brack, 865 East College Street, Griffin

Ms. Brack noted she was requesting a special exception in order to place a new manufactured home on the subject property within the AR-1 district. Per the applicant, the proposed home has approximately 2,132 sq. ft. of heated space. Per the applicant, the total cost of the home will be approximately \$129,900; the cost of the lot was \$32,500. The manufactured home will be 32 feet wide by 76 feet long, and the exterior constructed of vinyl while the roof will be metal. It will be placed on a concrete

foundation. The applicant states the Special Exception is being requested so that she may live next to her parents who are in need of care; this will provide closer proximity in order to care for them while providing a home for her own family. Pictures, charts and maps are provided for Board perusal. She provided documentation that addressed the notation of the absence of a 4/12 roof pitch. Ms. Brack said while they can't change the trend of the area, the home will not be very visible from the road and with the 6/12 roof pitch, as stated on the documentation she presented tonight, it will resemble others in the area. Surrounding homeowners have not shown any opposition, according to Ms. Brack.

Ms. Bell advised that Staff recommends denial of this application primarily because: a) Based on requirements from Section 413G' of the UDO, there is an established trend in the general area toward conventional home construction, and b) The information provided in the application did not indicate a true 4/12 roof pitch. The map of the area with regard to analysis of the housing type indicates a trend away from manufactured homes. No phone calls or opposition have been received in the Community Development office.

Motion/second by Mr. Brown/Ms. Williams for approval of Application #20-09S with the stipulated 6/12 roof pitch carried 4-0.

- 4. Application #20-10V:** Pilkenton-Murray, LLC, Owner - 1027 Waverly Drive (0.752 acre located in Land Lot 170 of the 2nd Land District) - requesting a Variance from minimum acreage requirement in the R-1 District.

Variance application has been withdrawn.

- 5. Application #20-11V:** Pilkenton-Murray, LLC, Owner - 1029 Waverly Drive (0.775 acre located in Land Lot 170 of the 2nd Land District) - requesting a Variance from minimum acreage requirement in the R-1 District.

Variance application has been withdrawn.

C. Approval of the Minutes of the July 9, 2020 meeting.

Motion/second by Ms. McCord/Mr. Slaughter to approve Minutes of the July 9, 2020 meeting of the Spalding County Appeals Board carried by a vote of 3-0-1 with Ms. Williams abstaining since she was not present for the meeting.

D. Adjournment.

Motion/second by Ms. Williams/Ms. McCord to adjourn at 7:28 p.m. carried unanimously at 4-0.

Ed Brown – Chair

Teresa A. Watson - Recorder



SPALDING COUNTY BOARD OF COMMISSIONERS Amendment to UDO #A-20-07

Requesting Agency

Office of Community Development

Requested Action

Amendment to UDO #A-20-07: Article 7. R-1 Single Family Residential Low Density - Section 704:Y, Article 7A. R-1A Single Family Residential - Section 704A:Y & Article 8. R-2 Single Family Residential - Section 804:Y - delete private driveways.

Requirement for Board Action

Article 4. General Procedures - Section 414.

Is this Item Goal Related?

No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL.

PLANNING COMMISSION RECOMMENDS: APPROVAL

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Resolution #A-20-07	8/13/2020	Backup Material
<input type="checkbox"/> Minutes 07-28-20 PC	8/13/2020	Backup Material

IN RE:

Text Amendment #A-20-07

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on August 27, 2020 pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1. The following provision shall be deleted from Article 7, Single Family Residential Low Density District, Section 704 “Development Standards for R-1 Districts:” Section 704(Y) Development on Private driveways and it shall be designated as “Reserved.”

Section 2. The following provision shall be deleted from Article 7A, Single Family Residential District, Section 704A “Development Standards for R-1A Districts:” Section 704A(Y) Development on Private driveways and it shall be designated as “Reserved.”

Section 3: The following provision shall be deleted from Article 8, Single Family Residential District, Section 804 “Development Standards for R-2 Districts:” Section 804(Y) Development on Private driveways and it shall be designated as “Reserved.”

Section 4. The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 5. All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
July 28, 2020

The Spalding County Planning Commission held its regular monthly meeting on June 30, 2020 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Bruce Ballard; Walter Cox; and Frank Harris. Absent was member Sonny Eubanks.

Also present were Deborah Bell, Community Development Director, and Teresa Watson to record the minutes. Absent was Newton Galloway, Zoning Attorney.

Mr. Youmans called the meeting to order, introduced members of the Planning Commission and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

A. Call to Order

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names/addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Planning Commission. 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.

B. New Business:

1. **S/D #06-03:** Consider review and approval of preliminary plat for Holliday Pass Phase II off Tomochichi Road - 40 lots.

Applicant proposes to subdivide an existing 101.49 acre tract into 74 lots ranging from 1/2 acre to 3/4 acre for the construction of single family residential conservation subdivision. Per Appendix A. Section 404.F, a preliminary is valid for a period of two (2) years. This plat was not renewed prior to the expiration of the previous renewal deadline. The applicant has requested an approval of the preliminary plat. The first phase of this development is complete, and construction of houses has begun. Ms. Bell stated that Phase I of this project had completed when the financial crisis occurred, necessitating a delay in Phase II which is set to proceed now. The applicant has met all criteria except for receipt of the encroachment agreements from MEAG and Georgia Power, which will need to be provided before any land disturbance can be permitted. All County departments have reviewed the plat submitted (as revised during zoning process). Staff recommends approval of this preliminary plat.

John Joiner spoke and offered to answer questions.

Steven Rowland, Rowland Engineering, 318 Corporate Parkway, Macon, advised these homes ranged from 1700 square feet (for about 1/3 of those being considered for Phase II) to 2250 square feet (for about 2/3 of those being considered for Phase II).

Motion/second by Messrs. Cox/Harris to approve the preliminary plat for S/D #06-03 with the condition that encroachment agreements from MEAG and Georgia Power must be received prior to any permitting or land disturbance for Phase II. Motion carried by a vote of 4-0.

2. **Amendment to UDO #A-20-07:** Article 7. R-1 Single Family Residential Low Density - Section 704:Y, Article 7A. R-1ASingle Family Residential - Section 704A:Y&Article 8. R-2 Single Family Residential - Section 804:Y- delete private driveways.

Adoption of this text amendment will delete private driveways from R-1, R-1A and R-2 districts. The R-1 zoning designation was omitted from the previous amendment, and this corrects that oversight.

Motion/second by Messrs. Cox/Harris to approve Amendment to UDO #A-20-07 carried by a vote of 4-0.

C. Consider approval of the minutes for the June 30, 2020 meeting.

Motion/second by Messrs. Ballard/Harris to approve the Minutes of the June 30, 2020 meeting of the Spalding County Planning Commission carried by a vote of 4-0.

D. Other Business:

Some discussion was held regarding zoning on the North Expressway corridor. It was noted that the Board of Commissioners recently approved the car repair/car lot as recommended by the Planning Commission, and all hoped that project developed nicely. Some comments were voiced about grandfathering provisions and whether or not providing incentives could be considered as a means of improvement for areas in the County.

E. Adjournment.

Motion/second to adjourn at 7:30 p.m. by Messrs. Cox/Ballard carried by a vote of 4-0.

Respectfully submitted,

John Youmans – Chair

Teresa Watson – Recorder



SPALDING COUNTY BOARD OF COMMISSIONERS

Alternate Design Review of New Construction for Hwy 155

Requesting Agency

Office of Community Development

Requested Action

Consider alternate design review for a new building to be erected by MEJA Construction located on Hwy. 155.

Requirement for Board Action

Is this Item Goal Related?

No

Summary and Background

A conceptual rendering was present to the BOC at the March 16, 2020 meeting as part of the request from MEJA Construction, Inc., for alternate design review. The Board approved the use of a flat roof but agreed that they would need to see the architectural rendering once the applicant finalized their plan.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Proposed Hwy 155 Rendering Draft	8/13/2020	Backup Material
<input type="checkbox"/> August 27 2020 Hwy 155 Liquor Proposed Elevation	8/13/2020	Backup Material
<input type="checkbox"/> Empire-Block-Panel	8/13/2020	Backup Material
<input type="checkbox"/> Nichiha Image 1	8/13/2020	Backup Material
<input type="checkbox"/> Nichiha Image 2	8/13/2020	Backup Material
<input type="checkbox"/> Nichiha Image 3	8/13/2020	Backup Material
<input type="checkbox"/> March 16 2020 Proposed Design Criteria 1	8/13/2020	Backup Material
<input type="checkbox"/> March 16 2020 Proposed Design Criteria 2	8/13/2020	Backup Material



HWY 155
PACKAGE STORE

BEER WINE SPIRITS





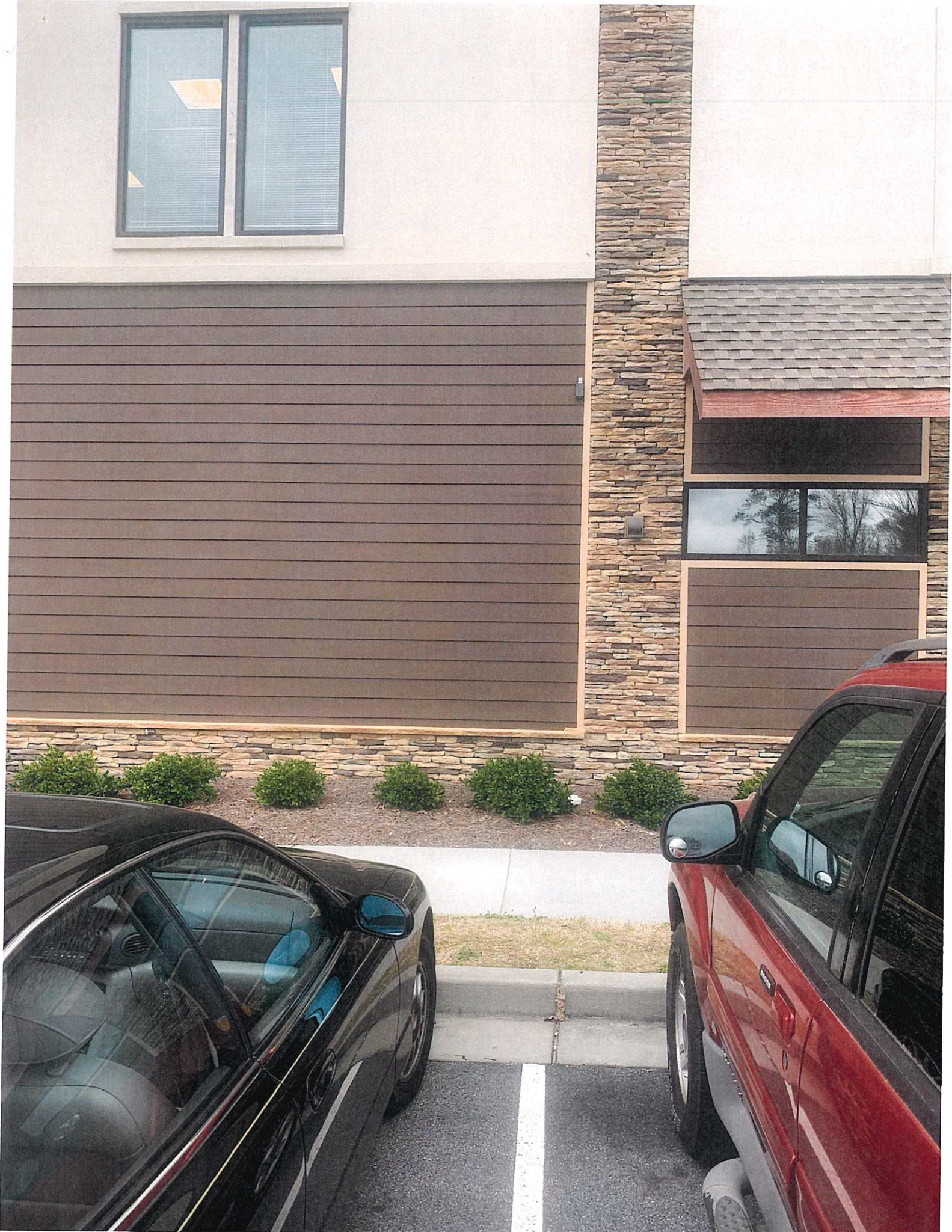
















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