

Agenda

Spalding County Planning Commission

May 26, 2020

7:00 PM

Room 108, Spalding County Courthouse Annex

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 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. **Amendment to UDO #A-20-04: Lift from the table** - Article 2. Definitions of Terms Used – Section 202:DD’ – add definition of Event Center, rural; Article 5. AR-1 – Section 503:B – add Event Center, rural as special exception and Section 503:D – add Event Center, rural as accessory use; Article 6A. A-T – Section 603A:C – add Event Center, rural as accessory use.
2. **Amendment to UDO #A-20-05:** Article 5. AR-1 Agricultural and Residential - Section 504:Z & Article 6. AR-2 Rural Reserve - Section 604:Y - delete private driveways.

C. Approval of Minutes:

3. Consider approval of April 28, 2020 minutes.

D. Other Business:

E. Adjournment



SPALDING COUNTY PLANNING COMMISSION Amendment to UDO #A-20-04

Requesting Agency

Office of Community Development

Requested Action

Amendment to UDO #A-20-04: Lift from the table - Article 2. Definitions of Terms Used – Section 202:DD' – add definition of Event Center, rural; Article 5. AR-1 – Section 503:B – add Event Center, rural as special exception and Section 503:D – add Event Center, rural as accessory use; Article 6A. A-T – Section 603A:C – add Event Center, rural as accessory use.

Requirement for Board Action

Article 4. General Procedures - Section 414.

Is this Item Goal Related?

No

Summary and Background

The adoption of this text amendment will add Event Center, rural to AR-1 and A-T districts.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**APPROVAL.****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amendment to UDO #A-20-04	5/15/2020	Backup Material

IN RE:

Text Amendment #A-20-04

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 _____ 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 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 added to the Zoning Ordinance of Spalding County, Article 2, "Definitions of Terms Used," to appear as Section 202(DD'):

Section 202: General Definitions

(DD') *Event Center, rural*: a venue typically located in a rural setting, with or without permanent structures, at which private social events not open to the general public are conducted, including but not limited to, dances, meetings, parties, picnics, receptions, retreats, reunions, weddings, wedding rehearsals, wedding parties, or similar events, with or without live entertainment, where food and drink may be consumed on premises but which provides no overnight accommodations.

Section 2: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 5, "AR-1 Agricultural and Residential," to appear as Section 503(B)(24):

Section 503: Permitted Uses.

B. The following principal uses are permitted as special exceptions in AR-1 districts:

24. Event Center, rural, meeting the following development standards:

- a. Minimum lot size: 10 acres
- b. Must be located on a public, paved road
- c. Maximum event size: 200 guests
- d. Setbacks: All structures (permanent or temporary) and all outdoor activities must be located 200 feet from any exterior property boundary
- e. Hours of operation: No events may be conducted between 11:00 p.m. and 8:00 a.m.
- f. Parking: Parking facilities shall be provided as required in Appendix G, Standards for Off-Street Parking and Service Facilities, with all parking areas paved according to county standards and requirements;
- g. Outdoor Lighting: All lighting structures or facilities must have a minimum setback of fifty (50) feet from each property line and be constructed in a manner to not impact adjoining properties;
- h. Noise: Noise shall be regulated by Part IX – Offenses, Chapter 4. – Noise Abatement and Control.
- i. Sanitary facilities: as required by the Spalding County Health Department
- j. Submission of a site plan indicating the location of permanent and temporary

structures and outdoor activities, which shall include a traffic control plan for the ingress and egress of emergency vehicles and the orderly and safe arrival and departure of all vehicles which shall be made a condition of approval.

Section 3: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 5, "AR-1 Agricultural and Residential," to appear as Section 503(D)(6):

Section 503: Permitted Uses.

D. The following accessory uses are permitted as special exceptions in AR-1 districts:

6. Home occupation, Event Center, rural, meeting the following development standards:

- a. Minimum lot size: 10 acres
- b. Must be located on a public, paved road
- c. Maximum event size: 200 guests
- d. Setbacks: All structures (permanent or temporary) and all outdoor activities must be located 200 feet from any exterior property boundary
- e. Hours of operation: No events may be conducted between 11:00 p.m. and 8:00 a.m.
- f. Parking: Parking facilities shall be provided as required in Appendix G, Standards for Off-Street Parking and Service Facilities, with all parking areas paved according to county standards and requirements;
- g. Outdoor Lighting: All lighting structures or facilities must have a minimum setback of fifty (50) feet from each property line and be constructed in a manner to not impact adjoining properties;
- h. Noise: Noise shall be regulated by Part IX – Offenses, Chapter 4. – Noise Abatement and Control.
- i. Sanitary facilities: as required by the Spalding County Health Department
- j. Submission of a site plan indicating the location of permanent and temporary structures and outdoor activities, which shall include a traffic control plan for the ingress and egress of emergency vehicles and the orderly and safe arrival and departure of all vehicles which shall be made a condition of approval.

Section 4: The following provision shall be added to the Zoning Ordinance of Spalding

County, Article 6A, "A-T Agriculture Tourism District," to appear as Section 603A(C)(6’):

Section 603A: Permitted Uses.

C. The following accessory uses are permitted as special exceptions in A-T districts:

6’. Event Center, rural, meeting the following development standards:

- a. Minimum lot size: 10 acres
- b. Must be located on a public, paved road
- c. Maximum event size: 200 guests
- d. Setbacks: All structures (permanent or temporary) and all outdoor activities must be located 200 feet from any exterior property boundary
- e. Hours of operation: No events may be conducted between 11:00 p.m. and 8:00 a.m.
- f. Parking: Parking facilities shall be provided as required in Appendix G, Standards for Off-Street Parking and Service Facilities, with all parking areas paved according to county standards and requirements;
- g. Outdoor Lighting: All lighting structures or facilities must have a minimum setback of fifty (50) feet from each property line and be constructed in a manner to not impact adjoining properties;
- h. Noise: Noise shall be regulated by Part IX – Offenses, Chapter 4. – Noise Abatement and Control.
- i. Sanitary facilities: as required by the Spalding County Health Department
- j. Submission of a site plan indicating the location of permanent and temporary structures and outdoor activities, which shall include a traffic control plan for the ingress and egress of emergency vehicles and the orderly and safe arrival and departure of all vehicles which shall be made a condition of approval.

Section 5: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 6: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.



SPALDING COUNTY PLANNING COMMISSION Amendment to UDO #A-20-05

Requesting Agency

Office of Community Development

Requested Action

Amendment to UDO #A-20-05: Article 5. AR-1 Agricultural and Residential - Section 504:Z & Article 6. AR-2 Rural Reserve - Section 604:Y - delete private driveways.

Requirement for Board Action

Article 4. General Procedures - Section 414.

Is this Item Goal Related?

No

Summary and Background

The adoption of this text amendment will delete private driveways from AR-1 and AR-2 districts.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**APPROVAL****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amendment to UDO #20-05	5/15/2020	Backup Material

IN RE:

Text Amendment #A-20-05

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 _____ 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 5, Agricultural and Residential District, Section 504 “Development Standards for AR-1 Districts:” Section 504(Z) Development on Private driveways and it shall be designated as “Reserved.”

Section 2. The following provision shall be deleted from Article 6, Rural Reserve District, Section 604 “Development Standards for AR-2 Districts:” Section 604(Y) “Development on Private Driveways” and it shall be designated as “Reserved.”

Section 3. The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 4. All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.



SPALDING COUNTY PLANNING COMMISSION Approval of April 28, 2020

Requesting Agency

Office of Community Development

Requested Action

Consider approval of April 28, 2020 minutes.

Requirement for Board Action


Is this Item Goal Related?

No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**ATTACHMENTS:**

Description	Upload Date	Type
 Minutes 04-28-20 PC	5/15/2020	Backup Material

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
April 28, 2020

The Spalding County Planning Commission held its regular monthly meeting on April 28, 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 William P. Wilson, Jr., County Manager; Deborah Bell, Community Development Director; Newton Galloway, Zoning Attorney; and Teresa Watson to record the minutes.

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

Application #20-05Z: Haskell Sears Ward and Leah Ward Sears, Owners – Tony L. Jones, Agent – 591 Lakewood drive (4.60 acres, more or less, located in land Lot 158 of the 3rd Land District) – requesting a rezoning from C-1 Highway Commercial, to R-4, Single Family Residential.

Tony L. Jones, Agent, 1739 Honeybee Creek Drive, Griffin, GA 30224 addressed the Board for the applicants who are requesting approval to rezone the subject property from C-1, Highway Commercial, to R-4, Single Family Residential. The applicants propose to utilize the property for a single-family home, and the single-family home development is consistent with the area. The property is wooded and suitable for single-family homes, which they contend is the property's highest and best use.

In the interest of full disclosure, Mr. Galloway noted that Mr. Jones performs work for him, and he noted he is friends with both applicants. This piece of commercial property is right in the middle of residential zoning. This application is consistent with the FLUM and with adjacent zoning. There is minor impact for the Cabin Creek tributary. Staff recommends approval of the application and that the subject property be zoned R-4 without conditions.

Motion/second to approve Application #20-05Z as presented, by Messrs. Cox/Harris, carried unanimously at 4-0.

S/D #20-01: Orchard on Ellis – Naomi Luke, Owner – 125.731 acres on Ellis Road located in Land Lots 11 and 22 of the 4th Land District – 8 lots.

The applicant proposes an eight-lot, single family residential subdivision that will consist of lots ranging from 6.4 acres to 41.3 acres. It must be noted that the Board of Commissioners voted on June 3, 2002 to approve rezoning for the subject property and conditioned the rezoning per the submitted plat. A plat was previously approved in 2005 and infrastructure installed, but the plat eventually expired. It has been re-reviewed under current standards. Staff report recommends approval of the extension of the preliminary plat.

David Luke, son of the developer, 8260 Wallace Wood Road, noted the project was started before the housing crash. The plat was approved in 2005 and he was hoping to move on with it when the virus hit.

Newton Galloway said Chad Jacobs, previous Community Development Director, recommended approval of the extension. He understands the plat approval expired but he also noted it had been re-reviewed under current standards, so this is really for an approval and not an extension. It is essentially

a new plat reviewed to new standards. He noted for Mr. Cox that only the final plat goes to the Board of Commissioners.

Motion/second to approve Application S/D #20-01 as presented, by Messrs. Ballard/Cox, carried by a unanimous vote of 4-0.

Amendment to UDO #A-20-01: Article 2. Definitions of Terms Used – amend definition of Antenna and add definition of Wireless facility, small.

Mr. Galloway noted we will discuss Items 3 and 4 (Amendments to UDO #A-20-01 and UDO #A-20-02) together and then vote on each separately. He reviewed these during the February meeting and asked members to peruse before consideration at this meeting. We are adding Small Cell Wireless Facilities as defined by the legislature last year. This will allow for ease of access in public rights-of-way. Our verbiage is from that statute in this new section for small cell wireless.

As previously addressed by Zoning Attorney, Newton Galloway, the adoption of this text amendment will amend the definition of Antenna and add the definition of Wireless Facility, Small. Some brief discussion followed. These amendments are the heart of the statute passed legislatively last year for small cell wireless, pursuant to a permitting process with identification of placement. There are extremely limited parameters for denying placement. Mr. Ballard felt the state was jumping the gun. Mr. Galloway requested that any approval by the Planning Commission include the caveat that he would correct a few typographical errors that he had identified.

Motion/second to approve Amendment to UDO #A-20-01 as presented, by Messrs. Ballard/Harris, carried by a unanimous vote of 4-0.

Amendment to UDO #A-20-02: Appendix I. Ordinance to Establish Standards for Telecommunications Antennas and Towers – amend definition of Antenna, add definition of Wireless facility, small and add Provisions Applicable to Facilities Other than Wireless Facilities, Small.

Adoption of this text amendment will update Appendix I. Ordinance to Establish Standards for Telecommunications Antennas and Towers regarding Antennas; Wire Facility, Small; Provisions Applicable to Facilities Other than Wireless Facilities, Small; and Provision Applicable to Wireless Facilities, Small.

Motion/second to approve Amendment to UDO #A-20-02 as presented, by Messrs. Ballard/Cox, carried by a unanimous vote of 4-0.

Amendment to UDO #A-20-03: Appendix A. Subdivision Ordinance – Section 502:G(22) – delete private road Sunset Strip and add as “Reserved”.

Zoning Attorney, Newton Galloway, advises the adoption of this amendment will update the Subdivision Ordinance section on private roads.

Mr. Wilson noted that he and Leonard English visited all the private roads back in the 1990s to create a list of private roads. Research in the 1960s revealed this road was actually given to the County via a church. This action will move the dirt road, Sunset Strip, to the public and the County will maintain it, as we have for in excess of five years now. Galloway said years ago Spalding County enumerated private roads, allowing development to continue on them, but prohibiting any more future private roads. Mr. Wilson located a Google Earth image for Mr. Cox.

Motion/second to approve Amendment to UDO #A-20-03 as presented, by Messrs. Cox/Ballard, carried by a unanimous vote of 4-0.

Amendment to UDO #A-20-04: Article 2. Definitions of Terms Used – Section 202:DD’- add definition of Event Center, rural; Article 5. AR-1 – Section 503:B – add Event Center, rural, as special exception and Section 503:D – add Event Center, rural, as accessory use; Article 6A. A-T – Section 603A:C – add Event Center, rural, as accessory use.

Zoning Attorney, Newton Galloway, advises that adoption of this text amendment will add Event Center, Rural, to AR-1 and A-T districts. Some things have fallen through the cracks with this application, as everything was not completed, and he would like to see the Planning Commission table the matter until they can provide some missing parts. Some discussion followed regarding the arbitrary limitation of 200 guests. There are quite often more than 200 at events such as family reunions, etc. Size limitations are generally arbitrary and intended to not overcrowd on acreage. This is only in AR-1 and as an accessory use under home occupations. A brief discussion followed. Mr. Cox asked about the difference between home occupation and commercial for these event centers, and Mr. Galloway noted this action was not for commercial designations. He noted that the Special Exceptions will need Board of Commission approval. Mr. Harris asked about dark sky lighting turned downward, and it was suggested they use the normal wording used by Mr. Jacobs previously that designated lighting so as not to shine or glare on adjacent properties. Most felt that would be adequate. Mr. Galloway stated he would provide the omissions and complete the application for approval later.

Motion/second by Messrs. Cox/Ballard to table Amendment to UDO #A-20-04 until the next meeting carried by a unanimous vote of 4-0.

MINUTES

Motion/second to approve the Minutes of the February 25, 2020 meeting of the Spalding County Planning Commission as presented, by Messrs. Ballard/Harris, carried by a unanimous vote of 4-0.

There were no minutes for the March 31, 2020 meeting of the Spalding County Planning Commission, as that meeting was cancelled.

OTHER

Mr. Wilson advised the City and County were in conversation about how to proceed during this phase of the pandemic. Both felt it would be prudent to end the work force rotation or shift work on May 11 with all employees back to work. Barring any unforeseen circumstances, we plan to open the City of Griffin and Spalding County to the public on May 14 after the shelter in place expires. The exception to this plan for Spalding County will be Parks and Recreation at a later date and the Senior Center which will be the last to open, perhaps in June or July.

ADJOURN

Motion/second by Messrs. Ballard/Youmans to adjourn the meeting at 7:43 p.m. carried by a unanimous 4-0.

John Youmans – Chair

Teresa Watson – Recorder