

Agenda

Spalding County Planning Commission

September 29, 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-20-08P:** Article 2. Definitions of Terms Used – Section 202:BBB – amend definition; Article 5. AR-1 – Section 503:B(20), Article 6. AR-2 – Section 603:B(14), Article 7. R-1 – Section 703:B(5), Article 7A. R-1A – Section 703A:B(5), Article 8. R-2 – Section 803:B(5), Article 8A. R-2A – Section 803A:B(4), Article 10. R-4 – Section 1003:B(5) and Article 11. R-5 – Section 1103:B(4) – amend personal care home requirements.

C. Approval of Minutes:

2. Consider approval of August 28, 2020 minutes.

D. Other Business:

E. Adjournment



SPALDING COUNTY PLANNING COMMISSION Amendment to UDO #A-20-08

Requesting Agency

Office of Community Development

Requested Action

Amendment to UDO #A-20-08P: Article 2. Definitions of Terms Used – Section 202:BBB – amend definition; Article 5. AR-1 – Section 503:B(20), Article 6. AR-2 – Section 603:B(14), Article 7. R-1 – Section 703:B(5), Article 7A. R-1A – Section 703A:B(5), Article 8. R-2 – Section 803:B(5), Article 8A. R-2A – Section 803A:B(4), Article 10. R-4 – Section 1003:B(5) and Article 11. R-5 – Section 1103:B(4) – amend personal care home requirements.

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 update personal care home requirements regulated by the State of Georgia.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Amendment to UDO #A-20-08	9/3/2020	Backup Material

IN RE:

Text Amendment #A-20-08

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 the Zoning Ordinance of Spalding County, Article 2, "Definitions of Terms Used:" Section 202(BBB).

Section 2: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 2, "Definitions of Terms Used" to appear as Section 202(BBB):

Section 202: General Definitions

(BBB). *Personal Care Home*: Any dwelling, whether operated for profit or not which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services (including but not limited to individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer and essential activities of daily living such as eating, bathing, grooming, dressing and toileting) for two or more adults who are not related to the owner or administrator by blood or marriage and permitted by the Department of Community Health pursuant to Georgia Rules and Regulations Chapter 111-8-62.

Section 3: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 5, "AR-1 Agricultural and Residential:" Section 503(B)(20).

Section 4: 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)(20):

Section 503: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in AR-1 districts:

(20) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Three (3) acres;
- b. Minimum house size:
 - i. For no more than four (4) residents: 1,750 square feet;
 - ii. For no more than six (6) residents: 2,500 square feet;
 - iii. For no more than eight residents: 3,000 square feet
 - iv. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.

- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - i. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - ii. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and
- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 5: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 6, “AR-2 Rural Reserve:” Section 603(B)(14).

Section 6: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 6, “AR-2 Rural Reserve” to appear as Section 603(B)(14):

Section 603: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in AR-2 districts:

(20) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Five (5) acres;

- b. Minimum house size:
 - i. For no more than four (4) residents: 1,750 square feet;
 - iii. For no more than six (6) residents: 2,500 square feet;
 - iv. For no more than eight residents: 3,000 square feet
 - v. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - j. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - k. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and
- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 7: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 7, "R-1 Single Family Residential Low Density:" Section 703(B)(5).

Section 8: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 7, "R-1 Single Family Residential Low Density" to appear as Section 703(B)(5):

Section 703: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in R-1 districts:

(5) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Three (3) acres;
- b. Minimum house size:
 - v. For no more than four (4) residents: 1,750 square feet;
 - vi. For no more than six (6) residents: 2,500 square feet;
 - vii. For no more than eight residents: 3,000 square feet
 - viii. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - vi. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - vii. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and
- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this

ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 9: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 7A, “R-1A Single Family Residential District:” Section 703A(B)(5).

Section 10: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 7A, “R-1A Single Family Residential District” to appear as Section 703A(B)(5):

Section 703A: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in R-1A districts:

(5) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Three (3) acres;
- b. Minimum house size:
 - ix. For no more than four (4) residents: 2,500 square feet;
 - x. For no more than six (6) residents: 2,500 square feet;
 - xi. For no more than eight residents: 3,000 square feet
 - xii. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - viii. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at

least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and

- ix. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and
- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 11: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 8, “R-2 Single Family Residential District:” Section 803(B)(5).

Section 12: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 8, “R-2 Single Family Residential District” to appear as Section 803(B)(5):

Section 803: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in R-2 districts:

(5) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Three (3) acres;
- b. Minimum house size:
 - xiii. For no more than four (4) residents: 1,750 square feet;
 - xiv. For no more than six (6) residents: 2,500 square feet;
 - xv. For no more than eight residents: 3,000 square feet
 - xvi. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;

- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - x. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - xi. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and
- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 13: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 8A, “R-2A Single Family and Two Family Residential District:” Section 803A(B)(4).

Section 14: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 10, “R-4 Single Family Residential District:” Section 1003(B)(5).

Section 15: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 10, “R-4 Single Family Residential District” to appear as Section 1003(B)(5):

Section 1003: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in R-4 districts:

(5) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Three (3) acres;
- b. Minimum house size:
 - xvii. For no more than four (4) residents: 1,750 square feet;
 - xviii. For no more than six (6) residents: 2,500 square feet;
 - xix. For no more than eight residents: 3,000 square feet
 - xx. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - xii. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - xiii. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and
- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 16: The following provision shall be deleted from the Zoning Ordinance of Spalding County, Article 11, "R-5 Single Family Residential District:" Section 1103(B)(4).

Section 17: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 11, “R-5 Single Family Residential District” to appear as Section 1103(B)(4):

Section 1103: Permitted Uses

(B) The following Principal Uses are permitted as special exceptions in R-5 districts:

(4) Personal Care Home as defined in Section 202(BBB) that meets the following criteria:

- a. Minimum lot size: Three (3) acres;
- b. Minimum house size:
 - xxi. For no more than four (4) residents: 1,750 square feet;
 - xxii. For no more than six (6) residents: 2,500 square feet;
 - xxiii. For no more than eight residents: 3,000 square feet
 - xxiv. "Resident" includes each personal care home client, caregiver and other adult or child that is domiciled in the dwelling.
- c. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126, et seq.;
- d. Compliance with the requirements of all regulations of the Georgia Department of Community Health governing the operation of a personal care home;
- e. Certificate of inspection and approval by the fire marshal and building inspector;
- f. Occupancy requirements:
 - xiv. The licensee authorized by the Georgia Department of Community Health to operate the family personal care home must maintain their domicile at the address at which the family personal care home is permitted; in the event the licensee is a corporation or partnership, at least one (1) officer, director or partner must maintain their domicile at the address at which the family personal care home is located; and
 - xv. No more than two (2) residents may occupy a single bedroom.
- g. Issuance of a business license for the operation of the facility by Spalding County; and

- h. Any Personal Care Home for which a license has been issued by the Georgia Department of Human Resources or the Georgia Department of Community Health on or before December 31, 2008 and which meets all the requirements of this ordinance shall be deemed to be in compliance with the requirements herewith and shall not be required to obtain approval as a special exception use within this district.

Section 18: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 19: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.



SPALDING COUNTY PLANNING COMMISSION Approval of August 28, 2020 Minutes

Requesting Agency

Office of Community Development

Requested Action

Consider approval of August 28, 2020 minutes.


Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**ATTACHMENTS:**

Description	Upload Date	Type
 Minutes 08-25-20 PC	9/3/2020	Backup Material

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
August 25, 2020

The Spalding County Planning Commission held its regular monthly meeting on August 25, 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; Sonny Eubanks and Frank Harris.

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

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. Application #20-07Z:** James S. Wade, Jr., Owner – Butch Armistead, Agent – 1206 Enterprise Way (2.50 acres located in Land Lot 117 of the 2nd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

The applicant has requested to rezone approximately 2.50 acres from C-1 to C-1B. The property is developed with an existing building that was used previously as a Polaris ATV repair shop and retail sales center, as a legal, nonconforming use. Most recently it was used as a church. The last commercial business license lapsed for a period that extended beyond 12 months and the grandfathering for the use lapsed. Staff recommends conditional approval with the following stipulations:

- a) All parking must be on paved surfaces and maintained in neat, orderly manner.
- b) No parking shall be allowed on the right-of-way.
- c) No junked or otherwise non-functional vehicles may be stored outside the building.

Butch Armistead, 203 East Taylor Street, Griffin - Agent

Mr. Armistead said the owner, Mr. Wade, was interested in providing a quality repair shop for turbo repairs that would mostly come in via UPS and then ship out again, rather than having 18-wheelers parked for inordinately long periods of time in the parking lot. Some discussion followed regarding parking spaces that are well maintained and orderly, and the restrictions of no parking on rights-of-way. The request is consistent with the Spalding County Comprehensive Plan and the Future Land Use Map, as well as surrounding zoning in the area.

After some discussion, the Planning Commission desired to add three additional conditions to a recommended approval.

Motion/second by Mr. Harris/Mr. Cox to approve Application #20-07Z with conditions as follows carried by a vote of 5-0:

- a) All parking must be on paved surfaces and maintained in neat, orderly manner.***
 - b) No parking shall be allowed on the right-of-way.***
 - c) No junked or otherwise non-functional vehicles may be stored outside the building.***
 - d) The use of the property is limited to the use stated in rezoning application.***
 - e) Tractor-trailer rigs may be parked in parking lot for no more than 72 hours.***
 - f) Issuance of a business license will be contingent upon completion of paving of the parking lot.***
- 2. Application #20-08Z:** Alton Riley Bowlden & Betty May Bowlden, Owners – Gregory A. Bowlden, Agent – 4740 Fayetteville Road (3.696 acres located in Land Lot 109 of the 4th Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.

The applicant has requested to rezone approximately 1.16 acres from AR-1 to R-2 so it may be divided between heirs. He is the Executor of his father's estate and this will seek to provide tracts among family members. Tract 1 totaling 1.16 acres shown on the attached survey is the subject of the rezoning from AR-1 to R-2. Tract 2 will remain as AR-1 and the applicant will combine Tract 2 with his parcel at 2555 Vaughn Road (Parcel #257-01023A).

Gregory A. Bowlden, 2555 Vaughn Road, Griffin – Agent, offered to answer questions.

Ms. Bell detailed the application and noted that Staff recommends approval as follows:

- a) Applicant must record the recombination plat showing that Tract 2 is being combined with Parcel #257-01023A within 30 days of the approval of the rezoning.**

Motion/second by Mr. Ballard/Mr. Cox to approve Application #20-08Z with below condition as stipulated carried by a vote of 5-0.

- a) Applicant must record the recombination plat showing that Tract 2 is being combined with Parcel #257-01023A within 30 days of the approval of the rezoning.***

- 3. Application #20-09Z:** Legion of All-Stars, LLC, Owner – Richard P. Lindsey, Agent – 1316 Martin Luther King Jr. Parkway (2 acres located in Land Lot 117 & 118 of the 2nd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

The applicant has requested to rezone approximately 2.00 acres from C-1 to C-1B. The property is currently undeveloped land. The applicant intends to use the property for the display & sale of prefabricated sheds and barns as shown in the application. A permanent office building is not planned at this time but may be implemented at a later date. Customers typically visit the site by car. Once they select a building, they call the business manager and arrange purchase and delivery by phone. The request is consistent with the Spalding County Comprehensive Plan and the Future Land Use Map, as well as with surrounding zoning in the area.

Staff recommends conditional approval with the following stipulations:

- a) All building placement must be maintained in a neat, orderly manner.**
- b) No building placement is allowed on the right-of-way.**
- c) The use of the property is limited to the use stated in rezoning application.**

Richard P. Lindsey, 200 Westpark Drive, #280, Peachtree City, Georgia – Agent
Mr. Lindsey advised that his client, already established on Highway 19/41 south next to the Dollar General Store, desires this location for a more extensive, quality display of his product which is prefabricated sheds and barns. They plan to display the structures so that patrons can ride by on a planned loop to view them. Lighting was discussed and noted that dark skies type lighting should be implemented at such time as an office is established.

Motion/second by Mr. Eubanks/Mr. Harris to approve Application #20-09Z with conditions as stipulated below carried by a vote of 5-0.

- a) All building placement must be maintained in a neat, orderly manner.***
- b) No building placement is allowed on the right-of-way.***
- c) The use of the property is limited to the use stated in rezoning application.***
- d) Any lighting added to the site shall utilize full cut-off fixtures.***

C. Consider approval of the minutes for the July 28, 2020 meeting.

Motion/second by Mr. Ballard/Mr. Harris to approve Minutes of the July 28, 2020 meeting of the Spalding County Planning Commission carried by a vote of 4-0-1 with Mr. Eubanks abstaining since he was not present for the meeting.

D. Other Business:

Extensive discussion was held regarding the ongoing issues with commercial properties on the County's north corridor, mostly with C-1B. Board members feel that to place conditions on most applications that states the use of the property is limited to the use stated in the rezoning application will be beneficial but felt that more review is warranted on the zoning designation. Ms. Bell advised they should probably review all the commercial zoning designations and perhaps even contemplate adding a C-2 district. Most felt the 82 allowed uses in C-1B was way too voluminous and that there was not enough "teeth" in enforcement aspects of this zoning district. Ms. Bell will schedule a workshop in the near future to discuss. She has had a heightened interest in the office lately for tractor-trailer parking areas, and perhaps that could be addressed at this proposed workshop, also.

E. Adjournment

Motion/second by Mr. Cox/Mr. Harris to adjourn at 7:42 p.m. carried by a vote of 5-0.

John Youmans, Chair

Teresa Watson - Recorder