

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**January 11, 2005**

The Spalding County Planning Commission held its regular monthly meeting on January 11, 2005 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Janet Bailey, Frank Chastain, Ronald Green and John Youmans.

Also present were Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission noting two new members, Ms. Bailey and Mr. Chastain. She invited those present wanting to address the Board on any matter to sign in on the appropriate form.

**ELECTION OF VICE-CHAIRMAN**

Ms. Mathiak called for nominations for a Vice-Chairman.

Mr. Green nominated Mr. Youmans for Vice-Chairman. There were no other nominations and Ms. Mathiak called for the vote. Mr. Youmans was elected with Ms. Bailey, Mr. Chastain, Mr. Green and Ms. Mathiak voting for Mr. Youmans and Mr. Youmans abstaining.

**ELECTION OF CHAIRMAN**

Ms. Mathiak called for nominations for a Chairman. Mr. Youmans nominated Ms. Mathiak with Ms. Bailey seconding the nomination. There were no other nominations and Ms. Mathiak was elected with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the nomination.

Some detail was given on all the amendments for the benefit of the new members.

**Amendment to UDO #A-05-01:** General Procedures – Section 414:A, B & C, and Official Zoning Map – Sections 2302:B and 2306:B – provision added to require an amendment to the Comprehensive Plan and Future Land Use Map for rezoning applications not consistent therewith.

Mr. Taylor said the reason for this change is that in a previous ordinance frequently people have applied for re-zonings that weren't really consistent with what the comprehensive plan or the land use map, as part of the comprehensive plan, called for. This amendment is so that before anyone can apply for a rezoning that is in conflict with the future land use map and the comprehensive plan they will first have to have those plans updated before we rezone property. The reason for this is that in zoning against

your old land use map you are really committing to provide services and facilities for growth. If you increase density, for example, in one area and you don't think about how that affects your fire and police services, your road and those types of facilities and infrastructure then you struggle to try to be able to finance those things. By allowing us to look at the plan before we zone against it, it gives us an opportunity to think about how we are going to provide those services to that new population density with that land use intensity that you zone.

Mr. Galloway said the only provision of this is that in the event a request for amendment, that's a re-zoning application, does not comply with the official future land use map the developer shall be required to file a separate request for amendment to the future land use map. So, what that does, it keeps the future land use map consistent with the zoning map.

**MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-05-01. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-05-02:** General Procedures – Section 414:J – amendment to revise requirements to continue a zoning public hearing.

Mr. Taylor said this amendment is to revise the ordinances on how tabling of applications are handled.

**MOTION**

Mr. Green made a motion, seconded by Mr. Youmans, to approve Amendment to UDO #A-05-02. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-05-03:** R-3 Multiple Family District – Section 905:AA – amend required development standards for planned apartment communities.

Mr. Taylor said all the information for this amendment has not been completed and requested that it be tabled.

**MOTION**

Mr. Green made a motion, seconded by Mr. Chastain, to table Amendment to UDO #A-05-03. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-05-04:** R-1 Single Family Residential Low Density – Section 703, R-1A Single Family Residential – Section 703A, R-2 Single Family Residential – Section 803 and R-4 Single Family Residential – Section 1003 – amendment to delete condominium dwelling, patio dwelling and zero lot line dwelling developments and replace with Cluster Development.

Mr. Taylor said this amendment is to more accurately define the zero lot line, condominium, and patio dwelling special exception to categorize it as cluster developments. The public is confused when the applications are publicized they think the application is for condominiums when most of the time it is for a single family residential neighborhood. They are angry because they do not understand the identification. This is an attempt to clarify the application.

#### **MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-05-04. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-05-05:** Quarterly adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

This is the regular quarterly approval of the official zoning map.

#### **MOTION**

Mr. Green made a motion to approve Amendment to UDO #A-05-05. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-05-06:** General Procedures – Section 411:A and B and Appendix C – Ordinance Establishing Board of Appeals – Section VII:e – amendment to modify standards for granting variances.

This amendment represented the most comprehensive change in the UDO that was being considered. Mr. Galloway went over in detail these changes and requested that this be tabled to give the new members an opportunity to study and understand the changes.

#### **MOTION**

Mr. Youmans made a motion to table application #A-05-06. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

#### **MINUTES**

Mr. Youmans made a motion to approve the minutes of the December 14, 2004 meeting. The motion passed on a second by Mr. Mr. Green with Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion and Ms. Bailey and Mr. Chastain abstaining because they were not present.

Mr. Galloway said he would like to meet with the new members of the Planning Commission and the Appeals Board before the next meeting to give them some pertinent information regarding the responsibilities of their positions. A meeting will be set after

the Appeals Board meets on January 13 and they will be contacted and advised of the date and time. He discussed the best time for them to meet.

**MOTION**

The meeting was adjourned on a motion by Mr. Youmans and a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

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Karen Mathiak – Chairman

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Yvonne M. Langford - Recorder