

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**May 30, 2006**

The Spalding County Planning Commission held its regular monthly meeting on May 30, 2006 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Frank Chastain, Vice-chairman, presiding; Janet Bailey; Ronald Green and John Youmans. Karen Mathiak was not present.

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

Mr. Chastain called the meeting to order and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

**Application #06-03Z:** Brooks Properties International, Inc., Owner – 2181 North Expressway (2.64 acres located in Land Lot 101 of the 3<sup>rd</sup> Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mark Brooks – 9 James Street – Hampton, Georgia

Mr. Brooks said he needs this rezoning to be able to have a detail shop, an audio shop or construction company so he can rent this property. He does not want a major automobile repair shop. He does not want any outside storage of cars. He has other tenants that would not want that type operation. The only way he can have a detail shop or motorcycle shop is with the C-1B zoning. He has no problem with the conditions recommended by staff.

Chuck Taylor said the recommendation is for conditional approval. The conditions requested are that all outdoor storage areas shall be neat and orderly at all times and the lighting will be limited so that neighborhood residential properties or rights of way will not be affected.

**MOTION**

Mr. Youmans made a motion to approve Application #06-03Z conditioned on all outside storage areas being neat and orderly at all times and that all lighting be limited so that neighborhood residential properties or rights of way not be affected. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**S/D #06-05: Macon Road Townhomes** – Markland Management, LLC, Owner – 16.1 acres off Macon road located in Land Lot 204 of the 2<sup>nd</sup> Land District – 60 lots.

Mark McCullough – 800 Springer Drive

Mr. McCullough said there were a few minor changes mostly to the boulevard entrance. They had to make the changes to have the accel/decal lane as recommended by the staff and requested by the County Commissioners. They are ready to begin this development.

Mr. Taylor said the staff recommendation is for approval.

**MOTION**

Ms. Bailey made a motion to approve S/D #06-05. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**Amendment to UDO #A-06-07:** Quarterly adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Taylor said this is the standard quarterly approval, and the recommendation is for approval.

**MOTION**

Mr. Green made a motion to approve Amendment to UDO #A-06-07. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**Amendment to UDO#A-06-08:** Article 5.AR-1 – Section 503:E, Article 6. AR-2 – Section 603:E, Article 7. R-1 – Section 703:E, Article 7A. R-1A – Section 703A:E, Article 8. R-2 – Section 803:E, Article 8A. R-2A – Section 803A:E, Article 10. R-4 – Section 1003:E & Article 11. R-5 – Section 1103:E – Amend accessory uses standards.

Mr. Taylor said there have been numerous requests from people that wanted to put accessory buildings in their side yards, adjacent to their house. They have to be approved through a variance. The request is that the Planning Commission introduces this change in the ordinance to allow people who have lots of five acres or less to have accessory structures in their side yards rather than being restricted to the rear yard. They are also changing the ordinance to require that the design of the new structure match the exterior of the main structure.

**MOTION**

Mr. Youmans made a motion, seconded by Mr. Green, to approve Amendment to UDO #A-06-08. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Green made a motion to approve the minutes of the April 25, 2006 meeting. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Green and Mr. Youmans voting for the motion and Mr. Chastain abstaining because he was not present.

Mr. Taylor said he would like to schedule a workshop for June 13<sup>th</sup> at 7:00 p.m. for the Planning Commission to discuss the Conservation Subdivision and transferable development rights. These items can then be included on the agenda for the June 27 regular meeting.

The members indicated no objection to the workshop meeting date.

**MOTION**

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

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Frank Chastain – Vice-chairman

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Yvonne M. Langford - Recorder