

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
June 27, 2006

The Spalding County Planning Commission held its regular monthly meeting on June 27, 2006 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; Bruce Ballard, Griffin-Spalding County School System and Yvonne Langford to record the minutes.

Ms. Mathiak called the meeting to order and thanked everyone for being present.

Amendment to FLA-06-05: Alan R. Mobley, Owner – Minter Road (39.96 acres located in Land Lot 42 of the 3rd Land District) - from Agricultural and Open Space Network to Low Density Residential.

Mr. Mobley was not present, and Mr. Taylor said he could address this amendment. He said this had been considered previously, and the Planning Commission had recommended approval, but the Board of Commissioners voted to deny the request. Mr. Mobley re-filed the application. The Board members discussed the application and were concerned about the density and setting a precedent.

Mr. Youmans said he would like to discuss this with Mr. Mobley and wished that he was present.

MOTION

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

Amendment to UDO #A-06-09: Appendix A. Subdivision Ordinance – Sections 702, 703, 704, 706, and 710 – Amend Conservation Subdivision regulations.

Mr. Taylor said he has put the changes that were discussed at the workshop meeting earlier in the month in the amendment. Mr. Galloway has some problems with some of the language.

Mr. Galloway said Mr. Taylor has done a good job with the ordinance, and the issues that concern him regard some of the criteria. He addressed some of his concerns. He and Mr.

Taylor have not been able to discuss his concerns due to scheduling issues, and he would like to have the opportunity to review the changes with Mr. Taylor prior to approval.

Discussion was held regarding the portions of the ordinance that might need further consideration, and it was determined to table the amendment in order to allow Mr. Galloway and Mr. Taylor an opportunity to resolve their concerns.

MOTION

Mr. Youmans made a motion, seconded by Ms. Bailey, to table Amendment to UDO #A-06-09. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Amendment to UDO #A-06-10: Appendix A. Subdivision Ordinance – Section 501:1 – amend provision for Architectural Criteria for Single Family Dwellings located within a Subdivision.

Mr. Taylor said this is the amendment the Planning Commission had requested at the workshop. This makes the architectural criteria applicable to both major and minor subdivisions.

MOTION

Mr. Youmans made a motion to approve Amendment to UDO #A-06-10. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Amendment to UDO #A-06-11: Appendix J. Commercial/Industrial Development Ordinance – Article 3 – amend fee schedule for minor commercial/industrial developments.

Mr. Taylor said when the ordinance was adopted, this fee was a little excessive so they want to adjust the fee schedule to reflect the amount that it costs the county for the review.

MOTION

Mr. Chastain made a motion to approve Amendment to UDO #A-06-11. 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.

MINUTES

Mr. Youmans made a motion to approve the minutes of the May 30, 2006 meeting. 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.

MOTION

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

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder