

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
October 25, 2005

The Spalding County Planning Commission held its regular monthly meeting on October 25, 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 and John Youmans. Ronald Green was not present.

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

Ms. Mathiak 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.

EXECUTIVE SESSION

Mr. Youmans made a motion to go into executive session to discuss pending litigation. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

MOTION

Mr. Youmans made a motion to return to open session. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

Preliminary Plat Approvals:

S/D #05-17: Elder Woods – Pilkenton-Murray, LLC, Owner/Developer – 18.17 acre on Elder Road and Minter Road located 74 of the 3rd Land District – 6 lots.

Mr. Taylor said the staff has reviewed the preliminary plat and all departments have approved and the recommendation is for approval.

MOTION

Mr. Chastain made a motion to approve S/D #05-17. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

Amendment to UDO #A-05-25: General Procedures – Section 414:L – amend Amendments.

MOTION

Mr. Youmans made a motion, seconded by Mr. Chastain, to approve the Amendment to UDO #A-05-25. The motion passed with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

MINUTES

Ms. Bailey made a motion to approve the minutes of the September 27, 2005 with one change on page 4 under the motion regarding #05-18Z it should read that Mr. Chastain and Mr. Youmans voted against. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

PRELIMINARY PLAT EXTENSION

Consider extension on preliminary plat for Parliament Place Subdivision – Next Generation Properties, LLC.

Mr. Taylor said Next Generation Properties, LLC is requesting an extension on their preliminary plat. The previous plat approval is about to expire. They are working with the county at the present time for final plat approval. It is almost complete but to be certain that they do not pass the expiration date they are requesting this extension.

Discussion was held and it was decided to approve with a January 1, 2006 deadline.

MOTION

Mr. Youmans made a motion to grant an extension to Next Generation Properties, LLC for their preliminary plat approval until January 1, 2006. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

CONSERVATION SUBDIVISION

Mr. Taylor said this item is on the agenda at the request of Mr. Youmans. He said they made some changes in this ordinance about a year ago. This made some improvements but they will certainly consider other changes for improvements.

Mr. Youmans said he is not opposed to the Conservation Subdivision per se. His concern is that there is so much AR-1 property in Spalding County that too much is being given away on the development front without having some review. His case in point is the Conservation Subdivision that came through on New Salem Road recently. He is not going to say you cannot have a 15-acre Conservation Subdivision, but under certain circumstances, when it falls into small acreage, it should have to come up for review and be discussed. That would eliminate the issue of stating that they cannot have a Conservation Subdivision on 15 acres or whatever minimum is set. The New Salem Road was 18 acres so you might want to set a 20-acre minimum. The only other issue he has concerns the amount of AR-1 property in the county. Some AR-1 property is adjacent to R-1 property and some join some of the better developed property in the county. He does not like the idea that someone did not want to go to R-1 but would offer

to go to R-2, and then if they don't get that, they would develop a Conservation Subdivision, and you could have 1500 SF houses. This is giving away too much.

Mr. Chastain said there is another issue with the New Salem Conservation Subdivision because you had six driveways on public roads. He considers there to be three issues that need to be reviewed. Consideration needs to be given for a minimum size limit for the entire tract for a Conservation Subdivision, consider an increase in house size for allowing a conservation subdivision and limit the number of curb cuts in proportion to the number of houses in the subdivision.

Discussion was held regarding possible changes to the Conservation Subdivision ordinance. It was decided that it would be reviewed by staff and Mr. Galloway and recommendations will be brought back to the Planning Commission at the next meeting for their consideration.

ADJOURN

Ms. Bailey made a motion, seconded by Mr. Chastain, to adjourn the meeting. The motion carried with Ms. Bailey, Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion.

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder