

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
October 30, 2007

The Spalding County Planning Commission held its regular monthly meeting on October 30, 2007 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey and David Traer. Frank Chastain and John Youmans were not present.

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.

Mr. Johnson 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.

Application #07-14Z: Curtis C. Bland, Owner – 132 Johnston Road Extension (3.3 acres located in Land Lot 145 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1, Agricultural and Residential.

Curtis C. Bland – 132 Johnston Road Extension

Mr. Bland said he has 3.3 acres of land and has recently been forced to retire. He is requesting the rezoning so he can have his horses on the property. None of the neighbors along the road have complained. One person complained that lives 1.5 miles away. He picked up a copy of Spalding's 20-year plan for his area there are no plans for County water to this area.

Tim Wilkerson – 132 Johnston Road Extension

Mr. Wilkerson said none of the adjoining neighbors have an objection to the zoning or the horses except for a man down the road that has horses.

Melvin Tooks – 127 Johnston Road Extension

Mr. Tooks said he is a neighbor and has no objections.

Mr. Taylor said this was on the agenda previously for a change in the Future Land Use Map. The County has approved the change in the Future Land Use Map. The staff reviewed the rezoning with that change and there is still concern with the compatibility of the use with the area and the newly developed Heron Bay Subdivision. They, also, did a study of the house sizes within the area and found the average size in the area is 2245 SF. The minimum house size in the AR-1 zone is 1500 SF. The staff recommendation is for denial. This property does have a house on the property that is 1400 SF with a full basement. It was built in 1999.

MOTION

Mr. Traer made a motion to approve Application #07-14Z. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Johnson and Mr. Traer voting for the motion.

Amendment to FLA-07-09: Anthony F. Johnson, Owner – Georgia State Route 16 West (6.71 acres located in Land Lot 12 of the 1st Land District) – from Agricultural to Commercial.

Application #07-15Z: Anthony F. Johnson, Owner – David G. Brisendine, III Agent – Georgia State Route 16 West (6.71 acres located in Land Lot 12 of the 1st Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to C-1B, Heavy Commercial. These two applications were considered together and voted separately.

David Brisendine III – 125 Thomas Trail – Meansville, Georgia

Mr. Brisendine said he is representing Mr. Johnson regarding this matter. Mr. Johnson owns a commercial tract adjacent to this property that is zoned C1-B and is used for auto repair. This request is to expand that operation to include a used car sales lot. A site plan was furnished to the members of the Commission. The plan meets all required buffers. He requested a favorable vote on the application.

Mr. Taylor said on Highway 16, the land use strategy is to create intersections to work as commercial nodes. The plan for the intersection that is closest to this location is Highway 16 and 85 Connector at the location of Huckaby's. The intent is to keep this entire corridor from developing commercially. In looking at this land use request, it is expanding a commercial area that is not planned for expansion. To approve this would set a negative precedent for the area. The staff recommendation is for denial of the change in the Future Land Use Map. The staff also recommends denial of the rezoning application.

Mr. Johnson said he visited this area and there is a lot of agricultural land. He would not want to see the commercial expanded in this area. This rezoning would create a u-shape with a home in the center.

Mr. Brisendine said the owner of the home has no objections to the applications.

Mr. Galloway said the site that is already zone commercial was zoned several years ago. The building was already on the site and was vacant. The zoning was viewed as an improvement because it would improve the building to have it occupied and maintained. The concern at that time was that the entire tract would become commercial.

MOTION

Mr. Traer made a motion to deny the Amendment to FLA-07-09. The motion passed on a second by Mr. Johnson with Mr. Johnson and Mr. Traer voting for the motion and Ms. Bailey voting against.

MOTION

Mr. Traer made a motion to deny Application #07-15Z. The motion passed on a second by Mr. Johnson with Mr. Johnson and Mr. Traer voting for the motion and Ms. Bailey voting against.

EXTENSION

Consider extension of preliminary plat for Pinelea Road Extension Subdivision – Marshall Pape.

Mr. Traer asked about the access to the subdivision.

Mr. Taylor said when the original plat was approved, it was required that there be a reserve easement to the adjacent property on the south so that if it was ever developed there would be connectivity. There has not been any change in the last couple of years to the ordinance that would affect the layout and design of the subdivision as proposed. The staff is recommending approval of the extension.

Discussion was held regarding the plans for the subdivision.

MOTION

Ms. Bailey made a motion to approve the Extension of the preliminary plat for Pinelea Road Extension Subdivision. The motion passed on a second by Mr. Johnson with Ms. Bailey, Mr. Johnson and Mr. Traer voting for the motion.

MINUTES

Ms. Bailey made a motion to approve the minutes of the September 25, 2007 meeting. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Johnson and Mr. Traer voting for the motion.

ADJOURN

The meeting was adjourned on a motion by Ms. Bailey and a second by Mr. Traer with Ms. Bailey, Mr. Johnson and Mr. Traer voting for the motion.

Ed Johnson – Chairman

Yvonne M. Langford - Recorder