

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
December 11, 2007

The Spalding County Planning Commission held its regular monthly meeting on December 11, 2007 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; Frank Chastain; David Traer 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.

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.

S/D #07-05: Mt. Zion Subdivision – Alan R. Mobley, Owner – 91.23 acres off U. S. Highway 16 West, Mt. Zion Road and Anderson Road located in Land Lots 28 and 37 of the 1st Land District – 25 lots.

Mr. Taylor showed a plat of the proposed subdivision. There will be 25 lots with a minimum of 3 acres each. All of the departments recommend approval. The fire department recommends that no lot be more than 500' from a fire hydrant. The Planning Commission will make a recommendation to the Board of Commissioners and they will have the final decision.

Mr. Traer asked about the number of driveways. It was noted that the driveways have to meet the DOT requirements.

Alan Mobley – 262 Mobley Road

Mr. Mobley said the DOT had approved the driveways on all five lots on Highway 16. Two of the lots will share one driveway. The houses will be 1500 SF minimum heated space. There will be no trailers. All disturbed land will be seeded and anchored with straw.

Paul Rice –122 Anderson Road

Mr. Rice said he lives on the corner of Anderson Road and Mt. Zion Road. There is a four-way stop on that corner due to the number of wrecks. He is concerned about the width of Anderson Road. It is in good shape but a portion of the road is so narrow that it is almost one lane wide. Mt. Zion Road is a little wider. He asked if there were any plans to widen or pave the roads. He is not opposed but just has some questions.

Mr. Taylor said there are no funds available for any road improvements at the present time.

MOTION

Mr. Youmans made a motion to approve S/D #07-05. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Johnson and Mr. Youmans voting for the motion and Mr. Traer voting against.

SOUTHERN NATURAL GAS LINE PIPELINE PROJECT

Mr. Taylor said representatives of Southern Natural Gas were to have been present to discuss a project they are planning that will involve a portion of Spalding County. There was no one present.

Mr. Taylor showed a map of the portion of the County that will be involved in the project. They are planning an upgrade so that they can convert a coal-fired power plant to natural gas.

The line will be in the southern portion of Spalding County originating from Lamar and Pike Counties. The line will travel north through approximately 1/3 of Spalding County crossing County Line Road, Futral Road, Rehoboth Road and Wild Plum Road. Construction is anticipated to begin in late 2009 with service beginning in late 2010. It will be a 30" gas line.

Jake Garner – City of Griffin

Mr. Garner was present to request that during the work on the line the City of Griffin be furnished a name and number of a contact with Southern Natural Gas along with a telephone number of someone who will be available 24 hours a day. He also wants to have the name and number of the Superintendent of the project.

MINUTES

Ms. Bailey made a motion to approve the minutes of the November 13, 2007 meeting. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

ADJOURN

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

As the members were leaving, Mr. Oney Temple and Mr. Rolen Jackson, Jr. with Southern Natural Gas arrived and the Board reconvened to give them an opportunity to discuss their project.

MOTION

Mr. Youmans made a motion to reconvene the Planning Commission meeting. The motion passed on a second by Mr. Chastain with Mr. Chastain, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion and Ms. Bailey voting against.

Members present were: Ed Johnson, Chairman, presiding; Frank Chastain; David Traer 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.

Mr. Oney Temple said they need to upgrade a natural gas line so they can convert Plant McDonough in Atlanta from a coal-fired plant to a plant powered by natural gas. They will use the existing pipeline route. 38 residents will be affected. All the families in the area will be contacted regarding this project. Some have already been contacted and most are comfortable with the project. The project will be regulated by the Federal Energy Regulatory Commission. They will be making application in 2008 with the project to begin in late 2009 and service to begin in 2010.

Mr. Jackson said the line will be increased from a 20" line to a 30" line.

Mr. Ballard expressed concern regarding a new school that is being built in this area. There are regulations regarding the location of schools within a certain distance of gas lines. They have just spent a lot of time and money meeting the requirements and he wanted to know how that was going to affect the school.

Mr. Jackson advised him that it would be the responsibility of Georgia Natural Gas to do whatever has to be done to meet the standards for their project.

MOTION

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

Ed Johnson – Chairman

Yvonne M. Langford - Recorder