

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**January 27, 2009**

The Spalding County Planning Commission held its regular monthly meeting on January 27, 2009 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; David Traer and John Youmans. Frank Chastain was not present.

Also present were: Charles Taylor, Community Development Director; Bruce Ballard, Griffin-Spalding County School System and Yvonne Langford to record the minutes. Chad Jacobs, Senior Planner, was not present.

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.

Mr. Johnson said he would like the Commission to consider amending the agenda to consider S/D 06-10 first.

**MOTION**

Mr. Youmans made a motion to move S/D 06-10 first on the agenda. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**#S/D 06-10:** Consider extension of preliminary plat for Big Pines Farm – Big Pines Farm, LLLP, Owners.

Andy Welch – McDonough, Georgia

Mr. Welch said he was the attorney representing Big Pines Farm. The property has been approved for Conservation Use Zoning. The preliminary plat was approved in January 2007. There were two options regarding the sewer connection. The primary option was preferable and that was to connect to Minerva's wastewater treatment plant if possible. The other option was a spray field. They pursued aggressively a sewer easement to cross underneath the Roosevelt Railroad Museum. They are very protective of the Railroad and are concerned that its historical significance not be damaged. It has taken 18 months to negotiate a sewer line under the railroad. They will not need the spray field for this development. They will begin the negotiations with Minerva for the connections and securing the rights to use their facility. They have excess capacity. They need to get an extension for the preliminary plat so they can begin the negotiations with Minerva.

Robert Hockett

Mr. Hockett said he would like to be last so he can address any issues expressed by anyone present.

John Scott – 1906 North Second Street Extension

Mr. Scott said they were present due to concerns regarding their plans if they intend to use the package sewer. Their concern is regarding the buffer they would have with the spray field. They wanted to request a 100' space between the property line and the spray field. This will not be an issue if they reach an agreement with Minerva.

Mr. Taylor said the Commissioners definitely wanted the sewer taken off-site and that was made clear when the design plan was approved. The on-site treatment facility was just a backup if the negotiations were not successful. He said the County needs a copy of the agreement with North Spalding Communities before they can proceed with the next phase of the development, which is the construction plan phase. He also requested a copy of the easement agreement. The plat meets the County requirements and the staff recommendation is for approval conditioned on the development of the property in accordance with this approved preliminary plat which shall be subject to the landowner or developer obtaining sanitary sewer pursuant to the terms of the settlement agreement between Big Pines Farm, LLLP, et al and Spalding County, Georgia et al entered into on October 26, 2006.

**MOTION**

Mr. Youmans made a motion to approve #S/D 06-10 conditioned on the development of the property in accordance with this approved preliminary plat which shall be subject to the landowner or developer obtaining sanitary sewer pursuant to the terms of the settlement agreement between Big Pines Farm, LLLP, et al and Spalding County, Georgia et al entered into on October 26, 2006. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**ELECTION OF CHAIRMAN**

Mr. Johnson called for nominations for a chairman.

Ms. Bailey nominated Ed Johnson for chairman. The nomination was seconded by Mr. Youmans. There were no other nominations.

**MOTION**

Ms. Bailey made a motion to close the nominations and declare Mr. Johnson elected by acclamation. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Traer and Mr. Youmans voting for the motion and Mr. Johnson abstaining.

**ELECTION OF VICE-CHAIRMAN**

Mr. Traer nominated Ms. Bailey for vice-chairman. Mr. Youmans seconded the nomination. There were no other nominations.

**MOTION**

Ms. Bailey made a motion to close the nominations and declare Ms. Bailey elected by acclamation. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Amendment to UDO #A-09-01:** Article 2. Definitions of Terms Used – Section 202:H’ & HH” – amend to add definition of bathroom.

Mr. Taylor said this has become necessary due to the amendments to the UDO dealing with Personal Care Homes.

**MOTION**

Mr. Traer made a motion to approve Amendment to UDO #A-09-01. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Amendment to UDO #A-09-02:** Article 5. AR-1 Agricultural and Residential – Section 503:C(8), Article 6. AR-2 Rural Reserve – Section 603:C(7), Article 7. R-1 Single Family Residential – Section 703:C(8), Article 7A. R-1A Single Family Residential – Section 703A:C(8), Article 8. R-2 Single Family Residential – Section 803:C(8), Article 8A. R-2A Single Family and Two Family Residential – Section 803A:C(8), Article 9. R-3 Multiple Family District – Section 903:C(8), Article 10. R-4 Single Family Residential – Section 1003:C(8), Article 11. R-5 Single Family Residential – Section 1103:C(8), Article 11A. R-6 Planned Residential Community District – Section 1103A:C(8), Article 17B. AAR Active Adult Residential – Section 1703B:D(5) and Article 19. O & I Office and Residential District – Section 1903:C(7) – amend to delete fence, wall, exterior lighting fixture, or other general landscaping and site development facility as accessory structures.

Mr. Taylor said this is to correct some conflicting information in the UDO. They are requesting that fences, up to 6’ in height, be allowed behind the front building setback and the allowance for the fence height drop to 4’ in the front yard of the house. They are also requesting that barbed wire fences and concertina fences be allowed only in agricultural and industrial/commercial applications.

Mr. Johnson said he would like the barbed wire allowed in other areas if the acreage of the property is 3+ acres.

**MOTION**

Mr. Traer made a motion to approve Amendment to UDO #A-09-02. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Amendment to UDO #A-09-03:** Article 4. General Procedures – Section 408 – Building Permits Required – amend requirements to obtain building permits and clarify cost.

Mr. Taylor said in the current ordinance, there is a loophole. Building permits have been allowed for erection or moving of a building for values beginning at \$1000. People have come in and said the building had no value because the materials were donated and the owner built it himself. This amendment is so that with any new structure or moving of a structure a permit is required regardless of the value. They have also included the need for a permit for demolition of a building.

**MOTION**

Ms. Bailey made a motion to approve Amendment to UDO #A-09-03. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Amendment to UDO #A-09-04:** Article 4. General Procedures – Section 404 – Height of Fences and Walls in a Residential Zoning District – amend fence requirements.

**MOTION**

Mr. Traer made a motion to approve Amendment to UDO #A-09-04. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Youmans made a motion to approve the minutes of the December 9, 2008 meeting. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Traer and Mr. Youmans voting for the motion and Mr. Johnson abstaining because he was not present.

**ADJOURN**

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

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Ed Johnson – Chairman

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Yvonne M. Langford - Recorder