

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
February 24, 2009

The Spalding County Planning Commission held its regular monthly meeting on February 24, 2009 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; Walt Glover; David Traer and John Youmans.

Also present were: Charles Taylor, Community Development Director and Yvonne Langford to record the minutes. Senior Planner Chad Jacobs, Zoning Attorney Newton Galloway and Ex-Officio Member Bruce Ballard were not present.

Mr. Johnson called the meeting to order and noted that there was only one item on the agenda.

OTHER BUSINESS

To consider and review the draft plan for the Tri-County Crossroads Livable Center Initiative (LCI) of Spalding County.

Mr. Taylor said approximately a year ago Spalding County applied for and received a \$100,000 grant to study the intersection of Zebulon Road and the 19/41 By-Pass a mile to mile and a half around this intersection. This is a very important intersection and essentially is an intersection of three counties, Lamar, Pike and Spalding. The firm of Glatting-Jackson was hired to study the area and develop a plan. There have been a series of public meetings and interviews with the various property owners in the area and people that will be affected by the plan. The Planning Commission needs to review the plan and make any comments. Ms. Addie Weber from Glatting-Jackson was present to make comments and entertain questions for comments.

Ms. Weber gave an overview of the project and reviewed the plan that has been developed and requested comments or questions.

Mr. Traer asked about the traffic signals. Ms. Weber said proposed traffic signals have been identified at the intersection of Moreland Road and Highway 41 and the existing traffic signal at Zebulon Road. As traffic develops, there would be the potential for new signaling.

Mr. Youmans said there is already a need for a light at Moose Lodge Road due to the traffic created from the school the church operates.

Discussion was held regarding the roads. Ms. Weber said the majority of the roads, as proposed, are two-lane roads. Discussion was held regarding the roads and whether or not they are adequate to handle the traffic. The issue regarding the cost of the improvements and the funding responsibilities was also discussed.

The members of the Commission discussed in detail the plans for the wetlands and open space.

Mr. Youmans said overall he feels the plan is good. He lives on Moose Lodge Road and he knew nothing about this other than a very vague letter that he heard about. If the intention was to target the residents in the area and get the message out, he does not feel they did a very good job but that may not be relevant. He has no problem with the control of the commercial property, in fact he likes it. He does not like apartments. The focus should be on single-family homes if possible.

He does understand that the “biggest bang for the buck” for developers is for apartments. He does not like it.

Ms. Weber said their marketing acknowledges that there are still a lot of tracts left to develop. There are only 365 multi-family units. They did identify them as being owner-occupied as with town homes.

Discussion was held regarding whether or not setbacks were considered. Ms. Weber discussed the planning that was done with the setbacks and the parking.

The issue regarding the Ingles’ property was discussed. Ms. Weber said when this plan was developed it was based on Ingles’ approved site plan.

Mr. Taylor said this plan will be presented to the County Commissioners at their meeting in the middle of March. From there, it will go to the ARC to meet with all the various departments of ARC and get their approval for the design. Once the plan is adopted, then it is anticipated that another grant will be requested from the ARC to do the zoning overlay to implement the design. ARC will fund two projects. Once the Commissioners pick the two projects, then the roads can be started.

MINUTES

Ms. Bailey made a motion to approve the minutes of the January 27, 2009 meeting. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

ADJOURN

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

Ed Johnson – Chairman

Yvonne M. Langford - Recorder