

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**September 29, 2009**

The Spalding County Planning Commission held its regular monthly meeting on September 29, 2009 at 7:00 P.M. in the Conference Room 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; Newton Galloway, Attorney; Bruce Ballard, Griffin-Spalding County School System and Yvonne Langford to record the minutes.

Mr. Johnson called the meeting to order, and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

**Application #09-04Z:** Merrydale Estates, Inc., Owner – Brightmoor Hospice, Inc., Agent – 3295 Newnan Road (4 acres, more or less, located in Land Lot 15 of the 2<sup>nd</sup> Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1, Agricultural and Residential.

Mr. Taylor said Staff found the application to be consistent with the Comprehensive Plan. This rezoning is coupled with a special exception request that will go to the County Commissioners next month. The recommendation is for approval.

Richard Mullins – 676 Brook Circle

Mr. Mullins stated that he was representing the applicant in this matter. He reviewed the plan for this project. The plan is to build a hospice facility. The property is presently zoned R-2 which does not allow a hospice. The AR-1 zoning allows a Hospice as a special exception. There will be an acceleration/deceleration lane. The Appeals Board has approved the special exception conditioned on the rezoning being approved. This facility will be built adjacent to Brightmoor Nursing Home. This is a good location for a Hospice.

Mr. Youmans raised the advisability of typing the properties together with an access road.

James Westbury – 1012 Memorial Drive

Mr. Westbury said the connection of the property seems reasonable. However, the adjacent property has a HUD loan, and it is a “big deal” to get anything approved. It will tie the property up two years in Washington if they have to get approval. The property is owned by Merrydale Estates. There are 40 people that own the property and there are just a few that have formed Brightmoor Hospice. The few are the third generation and are the younger members. Merrydale Estates has agreed to sell the property for the hospice. Anytime they want to develop a portion of the land, you have to get authorization from the DOT for an acceleration/deceleration lane so they agreed to design this is such a way that if they want to develop additional property they can develop it without having to get authorization from the DOT. Due to the DOT and HUD situation, this is the logical way to develop the site. There will be a lot of cooperation between the nursing home and the hospice so there will probably be some access between the two at the back of the property.

**MOTION**

Ms. Bailey made a motion to approve Application #09-04Z. 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.

**Application #09-05Z:** Bobby W. Hamil and Daniel T. Hamil, Owners – 2164 Jackson Road (2.059 acres located in Land Lot 226 of the 3<sup>rd</sup> Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mr. Taylor said the applicants could not be present and requested this be tabled.

**MOTION**

Mr. Youmans made a motion to table Application #09-05Z. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**S/D #09-011: The Lakes at Green Valley** – Griffin-Spalding County Development Authority, Owner – 384.01 acres off Arthur K. Bolton Parkway, Wild Plum Road and Green Valley Road located in Land Lots 211, 237, 238, 244 and 245 of the 2<sup>nd</sup> Land District – 18 lots.

Mr. Taylor said the departments in the county have reviewed the plat and find it to be in compliance. There is one point that has been discussed with the applicant regarding Commerce Drive which is a cul-de-sac street that comes off of Rehoboth Road. It is longer than the required length, and in order for them to be able to plat that, the County will need to grant a variance. The recommendation is for approval, but the variance will have to be granted. He reminded the members of the Commission that legally the Development Authority is not obligated to follow the county zoning but historically have followed the county zoning ordinance.

**MOTION**

Mr. Youmans made a motion to approve S/D #09-011. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**MINUTES**

Ms. Bailey made a motion to approve the minutes of the August 25, 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. Youmans and a second by Mr. Glover with Ms. Bailey, Mr. Glover, 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