

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

The Spalding County Planning Commission held its regular monthly meeting on October 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; 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, 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 the agenda needed to be amended to consider S/D 05-05 first.

**MOTION**

Mr. Youmans made a motion to move S/D #05-05, under other business, to the top of the agenda. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**#S/D 05-05:** Consider extension of preliminary plat for Pinelea Road Extension Subdivision – Marshall Pape, Owner.

Mr. Taylor said this is a request for an extension of a preliminary plat.

**MOTION**

Ms. Bailey made a motion to approve S/D #05-05 extension of preliminary plat for Pinelea Road Extension Subdivision. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Application #09-05Z: Lift from the table** – 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.

**MOTION**

Mr. Youmans made a motion to lift Application #09-05Z from the table. 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.

Mr. Taylor said this proposal is to rezone the property in order to establish a car lot and a flea market. In reviewing the application, the staff recommendation is for denial. The comprehensive plan envisions the property being used for commercial purposes, but the requested use of the property for a used car lot and flea market is out of character with this portion of the Highway 155 corridor. It would set a precedent for this type of use in the corridor.

Ms. Bailey said traffic is rather heavy and this site is on a bad curve. She does not feel it is a good plan to have this type operation on that curve. Jackson Road is already dangerous.

Mr. Taylor said the DOT is recommending some alterations to the entrance to this site. It is not a bad location for some commercial uses, but the proposed uses would be out of character.

Danny Hamil – 1600 Cabin Creek Trail

Mr. Hamil said this location has been commercial since it was built in the early fifties. It has been a grocery store, gas station and flea market. It was sold in the sixties to the American Legion who used it as their home until the mid seventies. It was formerly operated as the Catfish Cabin Restaurant. They went out of business, and since that time until 2007, it has been operated as a restaurant off and on. They purchased the building in 2006 and began to remodel the building. The building is still in need of repairs. He does not feel the request would be a detriment to the community. They could modify the request to eliminate the flea market. The primary objective is an auto sales lot.

Robert P. Shapard III – 2251 Jackson Road.

Mr. Shapard said he was born in Spalding County. He and his wife purchased their property directly across the street from this property 48 years ago. They started with 92 acres and raised registered Herefords until his retirement. They selected this piece of property because of its agricultural background, the stability of P. W. Hamil and Robert Hamil, and the Moline's and pictured spending the rest of his life in an agricultural situation. They now have 102 acres directly across the street from this property. They have an assessed tax valuation of over 1.5 million dollars. They feel if this is allowed to go forward, it will depreciate the value of his property. The value of the whole neighborhood will go down. They have had a good relationship with the Hamil's all these years. They hopefully will still be friends when this is over. He requested this application be denied.

Mr. Glover asked about the heavy construction equipment that is located on adjacent property in the woods.

Mr. Shapard said that equipment was part of the Hamil's construction business. When they moved to this location, that property was a dairy, and eventually, Bobby and Danny made it into a construction business. They did not do any work there, but their office was located there and they stored the equipment on the site. At that time, it did not bother anyone.

Mr. Johnson said he lives less than a mile from this property. The area is all residential with the exception to this one piece of property.

## **MOTION**

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

Mr. Taylor said this is a recommendation of the Planning Commission, and it will be considered by the Board of Commissioners at their meeting on November 16 at 5:00 p.m.

**Application #09-06Z:** Jo Ann Richardson, Owner – Elizabeth Scarboro, Agent – 103 Westwood Drive (2.55 acres located in Land Lot 14 of the 4<sup>th</sup> Land District) – requesting a rezoning from AR-1 Agricultural and Residential, to R-5, Single Family Residential.

Mr. Taylor said this application is for a residential tract at the end of Westwood Drive. It is a cul-de-sac property. He called attention to a second plan that had been furnished to the members that had changes from the first plat that was prepared. The end of Westwood Drive, which is off of Vaughn Road, ends in a cul-de-sac. There is a manufactured home that sits toward the front of the property. There is another "single wide" mobile home and it was semi-attached to another unit. Looking through the tax records, the County had always counted that as a single entity. Recently, Ms. Richardson moved the unit to another portion of her property, and in doing so the status of the property was affected. They received a complaint through code enforcement about the situation. On investigating, they looked at a potential list of options. The best option is to try to re-zone the property to a residential use. The property is not presently occupied, but it is proposed to be occupied. The rezoning would allow for the division of the property into two lots and it would allow for two one-acre lots. A few years ago the County zoned some

property in that neighborhood to R-4. The staff recommendation is that the property be rezoned to R-4 with conditions. The conditions are:

1. If the zoning is approved, a variance is needed for lot width prior to platting the new lot.
2. Both dwellings must meet the minimum setback requirements.
3. If the zoning is approved, a variance is needed for the proposed expansion of any mobile home prior to application for a building permit.
4. Stairs and porches, if used, are to be finished, and must be consistent with the design of the homes.
5. No exposed concrete foundations.

Elizabeth Scarboro – 113 Westwood Drive

Ms. Scarboro said she is the agent for Ms. Richardson and that she is also her daughter. She said the reason they need this request is that Ms. Richardson suffered a stroke in August. Ms. Scarboro has moved to the area because of Ms. Richardson's ill health. A niece looked after Ms. Richardson prior to Ms. Scarboro's moving to the area. The intent is to set this up for the niece. Ms. Richardson owns 12 acres, and they talked of many different ways to set this up to have the property available for the niece. This seems to be the best avenue to meet their needs. They have remodeled some dilapidated property on the 12 acres and brought them up to code. They intend to do the same thing with this property. She said she is aware of the conditions that Mr. Taylor has recommended, and they still prefer the R-5 because it would save them some money, but they will accept the R-4 if that is the only way this will be approved.

#### **MOTION**

Ms. Bailey made a motion to approve Application #09-06Z for R-4 zoning with the conditions as recommended by the staff. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Application #09-07Z:** Skipstone Corporation, Owner – 600 Baptist Camp Road (63.7 acres, more or less, located in Land Lot 153 of the 3<sup>rd</sup> Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1, Agricultural and Residential.

Mr. Taylor said this application is for what was the former Baptist Camp property. The proposal by Skipstone Corporation is to operate a school on the site. They have already been operating a school on the site. This was discussed with the County after they had already begun the school. They will need to have a zoning change and a special exception to operate a school. The intent is for them to use the existing buildings on the site at the present time. They have added a football field and there are some proposed structures associated with that. There is sidewalk connectivity on the site that is under construction. The staff recommends approval of the request. They have already applied for the special exception.

Kevin Napier – 600 Baptist Camp Road

Mr. Napier said he is the President and CEO of Skipstone. When they purchased the property in 2007, they continued to operate a summer camp in that location. At the same time, they had the vision of a non-traditional school using the same buildings and using some of the same outdoor activities. It has been extremely well received. As part of their accreditation, they realized they needed to have a fire marshal inspection which was not required for the summer camp. This inspection is what led to the discussion with Mr. Taylor. They want to fully support the county in whatever process they are required to follow. This is a non-profit organization that employs 23 people with a payroll of well over \$1,000,000. They want to be an asset for the community.

Todd Hughes – 2121 Birdie Road

Mr. Hughes said he is present as a parent, uncle, board member and a financial supporter of Skipstone Academy. Skipstone is having a great impact on the county. He has been here for a long time and has

been on Birdie Road for a long time. It is a wonderful addition to the community and he is in total support of this program. He requested approval if the application.

**MOTION**

Mr. Youmans made a motion to approve Application #09-07Z. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

The meeting recessed for a few minutes to allow those present for the Skipstone application to leave.

Mr. Johnson reconvened the meeting.

**Amendment to UDO #A-09-09:** Article 17A. VN Village Node – amend Article 17A of the Unified Development Ordinance (UDO).

Mr. Galloway said this item, along with the rezoning application, is due to the Village Node in Sun City Peachtree. Mr. Galloway reviewed the process used to arrive at the recommended amendment to the UDO. There will be an additional proposed amendment related to the definitions that will be voted on at the next meeting. Mr. Galloway reviewed the proposed amendments. He noted that the changes were not major but were intended to expand the use options for the Village Node and the 55 and older housing.

The Board expressed concern regarding the number of housing units that would be allowed for the apartments/condos. They feel that it is too open-ended and could result in far more units than intended. Mr. Galloway said this change is limited to the Village Node at Sun City Peachtree.

Brian Davison – Minerva Properties - 2292 Henderson Mill Road

Mr. Davison said Minerva does not have plans to exceed the 300. Their plans are for something much smaller. If you eliminate the section with the open-ended ability to expand the number of units, it will not negatively impact their plans. If the need did arise for a greater number, it could be addressed at that time.

**MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-09-09 with the change to Section B to allow 100 units and all text after that number be eliminated to restrict the number of units to 100. 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.

**Application #FLA-09-02:** Minerva Spalding Village, L.P., Owner – Baptist Camp Road and Jordan Hill Road (70 acres, more or less located in Land Lot 168 of the 3<sup>rd</sup> Land District) from Low Density Residential to Village Node.

**Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-2, Single Family Residential, to VN, Village Node on the following, all being located in Land Lot 168 of the 3<sup>rd</sup> Land District.

- a. **Application #09-08Z: 1132 Baptist Camp Road (1 acre)**
- b. **Application #09-08A1Z: 1307 Jordan Hill Road (1 acre)**
- c. **Application #09-08A2Z: 1309 Jordan Hill Road (1 acre)**

**Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-5, Single Family Residential, to VN, Village Node on the following, all being located in Land Lot 168 of the 3<sup>rd</sup> Land District.

- a. **Application #09-08BZ: 1255 Jordan Hill Road (1 acre)**
- b. **Application #09-08CZ: 1219 Jordan Hill Road (8 acres)**

**Minerva Spalding Village, L.P., Owner** – requesting a rezoning from PDD, Planned Development District, to VN, Village on the following all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:

- a. **Application #09-08DZ:** Jordan Hill Road (15.847 acres)

**Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-2, Single Family Residential, and R-1, Single Family Residential Low Density, to VN, Village Node on the following, all being located in Land Lot 168 of the 3<sup>rd</sup> Land District.

- a. **Application #09-08E1Z:** 922 Baptist Camp Road (66.74 acres, more or less)
- b. **Application #09-08E2Z:** Jordan Hill Road (40.92 acres, more or less)

**Minerva Spalding Village, L.P., Owner** – requesting a rezoning from R-1, Single Family Residential, R-2 Single Family Residential, and R-5 Single Family Residential, to VN, Village Node on the following, all being located in Land Lot 168 of the 3<sup>rd</sup> Land District:

- a. **Application #09-08F1Z:** 918 Baptist Camp Road (1 acre)
- b. **Application #09-08F2Z:** 938 Baptist Camp Road (1 acre)
- c. **Application #09-08F3Z:** 942 Baptist Camp Road (1 acre)
- d. **Application #09-08F4Z:** 946 Baptist Camp Road (1 acre)
- e. **Application #09-08F5Z:** 950 Baptist Camp Road (1 acre)
- f. **Application #09-08F6Z:** 1054 Baptist Camp Road (1 acre)
- g. **Application #09-08F7Z:** 1130 Baptist Camp Road (1 acre)
- h. **Application #09-08F8Z:** 1223 Jordan Hill Road (1 acre)
- i. **Application #09-08F9Z:** 1195 Jordan Hill Road (2 acres)
- j. **Application #09-08F10Z:** 1171 Jordan Hill Road (1.15 acres)
- k. **Application #09-08F11Z:** 1155 Jordan Hill Road (2 acres)

All of these applications will be discussed together and voted separately.

Mr. Taylor reviewed the background of how the County arrived at the Future Land Use Plan. He noted that the intent of the plan which was two years in the planning stages was to prevent the urban sprawl and maintain the rural concept and still allow for controlled growth. The Village Node concept fights sprawl by creating cluster development and preserving ruralness. It goes into the design of what the villages look like by making them mixed-use, making them walkable, making them a place people enjoy being, living, and working. Buildings are located closer to the street. You have off-street parking, street-scaping improvements, wide sidewalks to allow for sidewalk tables and cafes. There are architectural elements that contribute to the overall feeling that you have when you are in the village. Businesses and usage in the village are kept below a 30,000 SF size so as not to create more conventional type shopping center but allow for grocery stores, restaurants and drugstores. It is important to have a public component in terms of libraries, parks, police and fire stations. Housing in the village is different in that the emphasis is on pedestrians so that the houses are built closer to the street and the car is relegated to the rear of the property. There are offices in the Village Node. This concept is taking-off throughout the country. It is a good alternative and a good means of preserving what is so important to people that are moving here which are the rural areas.

Mr. Taylor displayed a picture of the overall area. The more compact this village is the better it is for this type village design. The further you get away from the walking radius the more likely it is that you will see the sprawl. From a land-use standpoint, the compactness of the area is very important. Mr. Taylor displayed the proposed plan. The new plan doubles the Village Node size that is south of the Baptist Camp Road and keeps the village in place to the north. There is a good bit of expansion to the Village Node that is being proposed.

Mr. Taylor said his recommendation is to deny the application of the Future Land Use Map, because he feels it is important to try to keep the potential development of the village compact. The smaller the footprint of the village the more walkable it will be.

Mr. Taylor addressed the zoning applications. It is extremely important for everyone to recognize that there has to be a commercial component to Sun City and the area. The sooner it is developed the better.

It not only provides for convenient shopping for the residents of the area, it provides shopping close enough for the people to go there without traveling by car, but, also, it is a significant opportunity to capture the sales tax and property tax value in Spalding County rather than losing it surrounding areas. The struggle with the zoning is that the proposed plan does not meet the criteria of the village. It ended up being a more conventional type strip shopping center, more so than what was envisioned as part of the neighborhood design. The village does have a component of that but the “village type feeling” really only happens in one area. The zoning needs to be there, and they need the village to develop. If you can separate the plan from the initial development of the property and look at it separately and work on the overall plan to bring in more into what villages would look like that would be the best alternative. Looking at the mix that is being proposed, it is also very different that what had been considered previously. Villages in the plan are very self-contained. The rooftops that are in and immediately around the village are what would drive the retail, service and office component in the village. This proposal and the mix of uses are what are normally looked at as having a market area of five or ten miles. Instead of serving just the area of Sun City Peachtree, now we seem to be drawing from a much larger market area and drawing from people from outside of Sun City Peachtree into the area for shopping from a much higher area than anticipated. There is ample opportunity for various commercial uses, and in this case, we are ending up with the type development mix that is more like a large commercial shopping center/office complex type development. From a mix of uses standpoint, this goes beyond what was envisioned in creating the Village Node. In reviewing the zoning, it is important to have a village in the area. Village zoning for the area is what has been envisioned, but the plan is something that they would like to work with the developer to change so it becomes more of what the comprehensive plan envisioned. This village idea is good and the pictures are nice and it certainly looks better than the alternative of having sprawl development but this will not work in Spalding County.

Mr. Ballard said he is the school system representative and has been present throughout the village node concept and plan. Mr. Davison and Minerva have been instrumental in the concept of the Village Node throughout the development. The guidelines were established based on the fact that they would be the first ones to move forward with one. They thought they would set the precedent on the other locations designated for Village Nodes. The commercial aspects are needed in this area. Right now so much of that business and all the purchasing power are going to Henry County. What is done here is going to set the guidelines for what will be done in other areas of the county and it is an important decision.

Mr. Ballard inquired about the plan showing single-family homes.

Mr. Taylor said the proposed mix for the single-family is for 67 lots. The plan also shows private water but it will be served by the county.

Discussion was held regarding consideration of the Village Node concept throughout the county and the Sun City/Heron Bay plan and the concept throughout the country and the State of Georgia.

Brian Davison – Minerva – 2292 Henderson Mill Road

Mr. Davison displayed a concept plan for this development. He discussed the plan they are requesting to be approved. They have developed a plan of uses they envision being needed as Sun City Peachtree develops. They are getting a lot of demands from residents and retailers wanting to locate in the development. Even though they have designated an area as single-family, they do not see that being developed for many years. The major focus of this plan is for development of the commercial component. The walking concept to and from their homes probably will not work in reality. He does not envision people shopping and carrying their purchases to and from their home. The idea is that once someone reaches the village, it needs to be easy walking. A lot of the parking at the retail site will probably be golf-cart parking which will use a lot less asphalt. He gave a presentation of some of the developments created by Minerva. He addressed some of the issues that Mr. Taylor had raised.

John Dugdale – 1985 North Walker’s Mill Road

Mr. Dugdale said he is a long-time resident of Spalding County. He disagrees with all of the conjecture, “pie in the sky” that has been presented. When Village Nodes were first being discussed, it was Mr. Davison’s and Mr. Taylor’s pet project. There were six or seven all in the eastern part of the county. He was not in favor of it then as they are now. He is president of 150/200 member homeowner’s association in the eastern part of the county. They do not consider Minerva or Peachtree/Sun City a good neighbor. They do not feel they have lived up to their promises and commitments of the past. When they pushed through the Wilson property, the Dick Morrow and the Board of Commissioners, at that time, did a real fast addition to the land use plan to show the Village Nodes after they had already approved one the year before. They went ahead and approved the Village Node, the first one being the Wilson property on Highway 155. They were led to believe that this was going to be a next-use facility; it was going to be a state of the art template for the whole county to follow. It would be a wonderful thing for everybody. As it turned out two or three years later, they found out it is now scheduled to be apartments. All of the mixed use is in Henry County. He is reminded often in the paper that Griffin is part of the County also. If you drive around Griffin and see the empty businesses, the lack of participation that goes on in the City at this time because other people go to other areas to buy their stuff. We are going to talk about building an area that is in direct competition with the City of Griffin which is in Spalding County. Sun City is a five-minute drive to Griffin. If we need better roads, then we need to put in boulevards and better roads to address the problems. If we need more businesses and stuff, if the market area of Griffin was better, we would have better businesses. We would be able to keep businesses. Building seven or eight of these on the east side of the county doesn’t do anything. Another problem with Sun City is that they were led to believe they were going to bring their water in from Henry County. What they did was drill deep wells. Most of the people in the area have suffered like they have never suffered before. In the hot of the summer and during the drought, their well ran low. Instead of being able to do what they needed to do, they had to be extra careful to take and conserve the water so they would have it. They understood they were going to add to their sewer system of the County. They were going to run a line through three or four miles of open countryside to Highway 19/41 to one of the ex-commissioners property. He does not know if that was approved or not. They do not feel they have lived up to their promises and commitments of the past. They would like to see this Village Node denied until they do what they said they were originally going to do and live up to their promises in the county.

Brenda Tipton – 115 Begonia Court

Ms. Tipton said she lives in Sun City and is new to the area, Village Nodes, Spalding County codes and rules of mixed-use. The nursing home refers to units. What is a unit? Those that bought into Sun City bought into a certain life style with certain amenities that they expected. If there is not enough retail space and/or facilities for assisted living or nursing home – they need more, they want more. Otherwise they will continue to have a lot of senior citizens on the road headed to Henry County. If anything they want more, not less.

Paulette Raper – 1351 Jordan Hill Road

Ms. Raper said she is in complete acceptance of Mr. Taylor’s proposal for denial. It is not in the original concept of the Village that was proposed to the citizens of Griffin and the residents of the area. She is in agreement regarding the empty stores and the fact that Kroger is only five miles away. Walgreen is only five miles away. Wal-Mart is only five miles away. They are all within 10 minutes travel time to Sun City. As far as the foot traffic. What is the difference between foot traffic and a golf cart? Traffic is not the issue. There are a lot of things that happen that get “cream puffed”. There is a Publix that is 7.8 miles, 12 minutes. There is another Publix on Highway 20 that is the route into Sun City from Rocky Creek Road. That road was paved. It was swamp land for years and years. Minerva comes along and “boom” you get a nice little paved road through there. You have great health care facilities in Spalding County. The hospital is 9.5 miles away. There are rehab centers 5.9 miles away. We have everything they are proposing. I love the village concept with the walking and being able to get around where you do not have to get in your car and go. Heron Bay has 128 listings, 72 are Spalding County listings, 47 are undeveloped that are in Spalding County. These are single-family units. What are you going to do about those children to school them? I don’t see this concept as being a good concept. She has asked the question several times regarding why she has to take her money outside of Spalding County. She does

not like taking her money to Henry County, Clayton or Fayette County. She loves to give her money to Spalding where she lives. There are too many empty stores. We had Penney's, K-Mart, Goody's – they are all gone. They are showing that they can do better for the residents of Sun City. What about all the other residents of Spalding County?

Raul Delcampo – 112 Dahlia Drive

Mr. Delcampo said he lives in Sun City Peachtree. In the last six or seven weeks, they had the Spalding County Planning people come to make a presentation on the Village Node concept. It was extremely helpful. They live in Spalding County and want to be part of the County. A week ago Mr. Davison made a presentation on this proposed development. They received a lot of information. He presented a signed petition for 160 Sun City Peachtree residents in support of the proposed development.

Martha and George Corley – 934 Baptist Camp Road

Ms. Corley said they live on Baptist Camp Road on a portion of the property Minerva has not purchased. From the beginning, they approached them about buying their property. They advised that all they wanted to do was take the driveways off of Baptist Camp Road. They have lied from the beginning about what they are doing and tried to deceive and buy the property for the lowest price possible. She is curious, because she owns the property in between and has owned the property all this time. She can basically do what she wants to do. It is her one-acre. When they put this stuff around them, they are going to expect them to live differently. They are going to want to tell her what she can park in her yard, what trees she can plant and what she can do in her own home. These people are moving from up north, they are not from Spalding County. The rest of us are expected to be pushed out of the way so they can move here. Senior citizens are exempt from school tax. The school system is seriously lacking. They do not have to pay the school tax once you reach a certain age. How are our children going to get educated? I guess it doesn't matter once you move all senior citizens into Spalding County. The rest of use can move out and find somewhere else to live.

Mr. Corley said they said they are going to build medical buildings but the signs say gas stations and storage buildings. Are the signs in the wrong place? Mr. Corley said take into consideration how you would feel if you own one of the houses adjacent to this property? How would feel if you paid for something and a committee is going to take it away?

Discussion was held regarding whether or not there was a way to develop a plan that is more in keeping with the Village Node concept. Mr. Taylor said it is important to move forward with the commercial development in the area as soon as possible. Mr. Youmans said this development will set a precedent and will affect the County years down the road.

Mr. Davison addressed the issues again. He reiterated their intent to make an aesthetically pleasing development.

The Planning Commission took a temporary recess at 9:35 p.m.

Mr. Johnson reconvened the meeting at 9:55 p.m.

#### **MOTION**

Mr. Youmans made a motion to table Application #FLA-09-02 and reschedule a meeting on November 10 at 6:00 p.m. to discuss it further with Mr. Davison and Mr. Taylor. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

#### **MINUTES**

Mr. Youmans made a motion to approve the minutes of the September 29, 2009 meeting. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

Mr. Johnson said the County Commission will not be having a zoning meeting in December, and he would consider a motion to not have a Planning Commission meeting in December.

**MOTION**

Mr. Youmans made a motion to cancel the December Planning Commission meeting. 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.

**ADJOURN**

The meeting was adjourned on a motion by Ms. Bailey and a second by Mr. Youmans 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