

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
February 11, 2003

The Spalding County Planning Commission held its regular monthly meeting on February 11, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were Ray Browning, Chairman, presiding, Ronald Green, Karen Mathiak, Delores Phillips, and John Youmans. Greg Pruitt was not present.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, and Yvonne Langford to record the minutes.

Mr. Browning called the meeting to order.

MINUTES

The minutes of the January 28, 2003 meeting were approved on a motion by Ms. Mathiak and a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

ZONING TEXT AMENDMENTS

Amendment to UDO #A-03-01: Lift from the table – Appendix J: Commercial/Industrial Development Ordinance – Article 3 – add a section which designates a new set of site plan requirements for small commercial projects such as building additions.

MOTION

Ms. Mathiak made a motion to lift Amendment to UDO #A-03-01 from the table. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Mr. Taylor went over the changes that are covered by this amendment. It changes the definition of expansion to be for impervious surfaces and it addresses the square footage to use either 5,000 or 8,000 at the discretion of the Planning Commission. The recommendation is to maintain this at 5,000 SF for safety reasons.

Discussion was held and it was decided to use the 5,000 SF.

Mr. Taylor called attention to a change that needed to be made in Section 405 of the draft. The word structures needed to be changed to sites because this covers not only structures but also parking areas.

Mr. Bill Westmoreland – 718 West Ellis Road addressed the Commission for clarification of the impact this will have on new paved parking for a church.

He was advised that a church can have as large a paved parking area as they want but it will require a hydrology study for any area larger than 5000 SF of impervious surface.

MOTION

Ms. Phillips made a motion to approve the Amendment to UDO #A-02-01 as presented using the 5000 SF of impervious and changing the word structure to site in Section 405. The motion passed on a second by Ms. Mathiak with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

MOTION

The meeting was adjourned on a motion by Ms. Mathiak and a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Ray Browning – Chairman

Yvonne M. Langford - Recorder