

**SPALDING COUNTY PLANNING COMMISSION**  
**Minutes**  
**March 11, 2003**

The Spalding County Planning Commission held its regular meeting on March 11, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ray Browning, Chairman, presiding, Ronnie 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, Newton Galloway, Zoning Attorney, and Yvonne Langford to record the minutes.

Mr. Browning called the meeting to order.

**MOTION**

Ms. Mathiak made a motion to amend the agenda to include the approval of the minutes of the February 25, 2003 meeting. 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.

**MINUTES**

Mr. Youmans said on the motion regarding the property on Westmoreland Road it reflects the 1750 SF but does not mention R-1. It was intended to be R-1. Discussion was held and it was decided that the R-1 was not specifically mentioned in the motion. The members of the Planning Commission wanted to be certain that the County Commissioners were aware that the R-1 was intended. It was suggested a memo be sent to the County Commissioners stating that the Planning Commission suggest that the R-1 designation be attached to that motion.

**MOTION**

Mr. Browning made a motion for the Staff to send a memo to the County Commission stating that the Planning Commission suggests that the R-1 designation be attached to that motion. 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**

Ms. Mathiak made a motion, seconded by Mr. Green, to approve the minutes of the February 25, 2003 meeting with the memo attached. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

**Amendment to UDO #A-03-06:** Appendix A: Subdivision Ordinance – Section 505B and Appendix J: Commercial/Industrial Development Ordinance – Section 408B – add provision requiring Dekalb Rational Method or Soil Conservation Service Method for

hydrology and add provision requiring a drainage map indicating drainage areas to be submitted with hydrology report.

Discussion was held regarding this proposed amendment and Mr. Browning wanted more information that was not available. He requested that consideration be given to tabling this application and, if possible, have someone from Integrated Science attend the next meeting to discuss the difference in the present method and the Dekalb method.

**MOTION**

Ms. Phillips made a motion to table Amendment to UDO #A-03-06. 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.

**Amendment to UDO #A-03-07:** Article 11: R-5 – Section 1103(A)(10) – add conservation subdivision as principal use, and Article 7: R-1 – Section 704 (B), Article 8: R-2 – Section 804 (B), Article 10: R-4 – Section 1004(B), & Article 11: R-5 – Section 1104(B) – amend density allowances for sewered property within conservation subdivisions.

Mr. Browning said a request has been made to table this amendment for the purpose of getting more information.

**MOTION**

Ms. Mathiak made a motion to table Amendment to UDO #A-03-07. 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.

**Amendment to UDO #A-03-08:** Article 6: AR-2 – Section 604 (Y) – delete provision prohibiting subdivisions.

Mr. Taylor said the R-2 District has a provision prohibiting subdivisions which ran out in 1999. Since it is no longer effective the recommendation is to delete it from the UDO.

**MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-03-08. 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.

**Amendment to UDO #A-03-09:** Article 19: O&I – Section 1903(B)(2) – delete provision allowing Day Care Centers as special exception, and Section 1903(A)(21) – add provision allowing Day Care Centers as a principal use.

This amendment is to allow Day Care Centers as a principal use. Additionally, clubs and lodges are shown as a special exception use and as a permitted use. This needs to be changed so that it is shown as a permitted use and not both.

Discussion was held and the issue was raised that Day Care Centers might create noise that would be a nuisance for some office uses. It was noted that there are day cares in the downtown area located close to offices.

**MOTION**

Ms. Phillips made a motion, seconded by Mr. Green, to approve Amendment #A-3-09. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

**Amendment to UDO #A-03-10:** Article 14: C-1B – Section 1402(B)(2) – add provision for automobile, truck, motorcycle racing, speedway and other racing facilities as special exception.

Mr. Taylor said there had been a request for a racetrack in an AR-1 district. When considering the request they did not feel it would fit in this district. There was no district that allowed these activities. The recommendation is to allow this in the C-1B District as a special exception.

**MOTION**

Ms. Mathiak made a motion to approve Amendment #A-03-10. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

**Amendment to UDO #A-03-11:** Spalding County Nuisance Ordinance – establish a nuisance ordinance.

Mr. Browning said there is a request to table this amendment because the draft has not been completed.

**MOTION**

Mr. Youmans made a motion, seconded by Ms. Mathiak to table Amendment to UDO #A-03-11. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

**MOTION**

On a motion by Mr. Youmans and a second by Ms. Mathiak approval was given to adjourn the meeting with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

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Ray Browning – Chairman

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Yvonne Langford - Recorder