

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
April 8, 2003

The Spalding County Planning Commission held its regular monthly meeting on April 8, 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, and Greg Pruitt. Delores Phillips and John Youmans were not present.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, Newton Galloway, Attorney, Charles Penny with Paragon Consulting Group, and Yvonne Langford to record the minutes.

Amendment to UDO #A-03-06: Lift from the table – Appendix A: Subdivision Ordinance – Section 505:B and Appendix J: Commercial/Industrial Development Ordinance – Section 408:B – 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.

MOTION

Ms. Mathiak made a motion to lift Amendment to UDO #A-03-06 from the table. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

Mr. Taylor said the Commission had requested that Mr. Penny be present to comment on this amendment. Mr. Penny was present for comments and questions.

Mr. Penny said there is not very much difference in the two methods of hydrology and will not significantly change the size of the detention pond. The problem is due to a certain computer program which approximately 50% of the designers are using that is grossly under sizing the volume of water. This error was brought to his attention and he does not know what to do to correct the error. He does not feel it is appropriate for him to restrict the software being used. This is an inexpensive program and a lot of people are using it. It is a good program but does have this error. They have the option of using the Dekalb rational in that same program and if they use that it matches all the other software that is used. He is concerned that someone is going to design a pond and there will be a lawsuit because the pond is too small. Additionally, the Dekalb Rational Method models the rain events for this area a little better. Some of the Metro Atlanta areas require the Dekalb Rational Method. He went over how the error in the software program is affecting the size of the detention pond. This will not work a hardship on anyone because they will be able to use the same software and just use a different option. He said there is also a need to have a drainage map with the hydrology study. The map is one of the most

important things. It is very hard to review without the map. 75% of the people furnish the map but it needs to be required.

MOTION

Mr. Pruitt made a motion to approve Amendment to UDO #A-03-06. The motion passed on a second by Ms. Mathiak with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

Amendment to UDO #A-03-07: Lift from the table – 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.

MOTION

Ms. Mathiak made a motion to lift Amendment to UDO #A-03-07 from the table. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

Mr. Taylor said this amendment was discussed at the previous meeting. There is an inequity between the zoning ordinance and the subdivision regulations regarding the allowable density within conservation subdivisions. This will bring the density to 1.75 units per acre with is what the current subdivision regulations allow. It additionally adds the conservation subdivision as an allowable use in the R-5 zoning district. This amendment makes a clear delineation between lot area and density.

Mr. Galloway said there is a minimum lot area for three circumstances outside of conservation subdivisions for preexisting lots of record and a lot which is not in a subdivision for five or fewer parcels with appropriate frontages. Should a provision be added stating that within a conservation subdivision for density to refer to the provision of the conservation subdivision or the Health Department? As written it covers everything except the conservation subdivision. This is a “housekeeping” issue to make the intent clearer. Nothing is changed.

Public Comments

Ron Gillford – 423 Edwards Road

Mr. Gillford said he had been concerned that this change had the intent to change the density. He wanted to be certain that no change in density was going to be approved.

Discussion was held regarding conservation subdivisions. He was assured that no change in density was taking place.

MOTION

Mr. Pruitt made a motion to adopt Amendment to UDO #A-03-07 as amended to put in a provision dealing with lot size in a conservation subdivision. The motion passed on a second by Ms. Mathiak with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

Amendment to UDO #A-03-13: Article 6. AR-2 Rural Reserve – Section 603:A(7)-add provision for agriculture use.

Mr. Taylor said the provision should have been for equestrian use rather than agricultural use. This will allow for the keeping of horses in an AR-2 district which, as presently written, is not clear. It talks about an equestrian facility but does not specify keeping of horses in a pasture.

Discussion was held regarding how this would impact a residential district and Mr. Browning said he would like to have more detail regarding what is allowed. It was noted that equestrian facilities are already allowed in the AR-2 Rural Reserve.

MOTION

Ms. Mathiak made a motion to approve Amendment to UDO #A-03-13 with the words equestrian farm/pasture added. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

Amendment to UDO #A-03-14: Article 11. R-5 Single Family District – Section 1103:A(3) – delete Class A Manufactured Home as principal use.

Mr. Galloway said this is to remove manufactured homes as a principal use in R-5 Districts. This means that manufactured housing will only be allowed in parks and as a special exception in AR-1. There is very little R-5 property.

MOTION

Mr. Pruitt made a motion to approve Amendment to UDO #A-03-14. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

Amendment to UDO #A-03-15: Appendix E. Sign Ordinance – Article 2. Definitions-add definition for Vehicle Sign, and Article 5. General Regulations – add provision for Vehicle Signs.

Mr. Galloway said this will need to be tabled until the next meeting.

MOTION

Ms. Mathiak made a motion to table Amendment to UDO #A-03-15. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

MINUTES

Ms. Mathiak made a motion to approve the minutes of the March 25, 2003 meeting. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion.

MOTION

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

Ray Browning – Chairman

Yvonne M. Langford - Recorder