

PLANNING COMMISSION
Regular Meeting
April 10, 2001

The Planning Commission held its regular meeting on April 10, 2001 at 7:00 P.M. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Frank Harris, Delores Phillips, and John Youmans. Bill Bryant was not present.

Also present were Cindy McDaniel, Administrative Assistant II, Michael Sabine, Community Development Director, Newton Galloway, Attorney, and Yvonne Langford to record the minutes.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission, and gave the procedure for handling the applications.

MINUTES

The minutes of the March 27, 2001 meeting were approved on a motion by Mr. Browning and a second by Ms. Phillips with Ray Browning, Frank Harris, Karen Mathiak, Delores Phillips, and John Youmans voting for the motion.

Amendment to UDO #A-01-08: Article 4. General Procedures – Section 419(G)(1)(b)(1' & 2') – revision to fee schedule.

Mr. Sabine stated that this amendment is for the purpose of raising the building permit threshold from \$100 to \$1000. There will be no fee up to \$1000 unless an inspection is required.

MOTION

Mr. Browning made a motion to approve Amendment to UDO #A-01-08. The motion passed on a second by Mr. Harris with Ray Browning, Frank Harris, Karen Mathiak, Delores Phillips, and John Youmans voting for the motion.

Amendment to UDO #A-01-09: Article 12. C-1, Highway Commercial – Section 1203 (A)(23) – add a specific provision for pawnshop.

Mr. Sabine said this amendment is for the purpose of a provision for a pawnshop provided there is no unenclosed outside storage on the premises. The need for this has been created due to pawn shops that give title loans and have to claim the vehicles. One title pawn shop has augmented their business with general auto sales.

MOTION

Ms. Phillips made a motion to approve Amendment to UDO #A-01-09. The motion passed on a second by Mr. Youmans with Ray Browning, Frank Harris, Karen Mathiak, Delores Phillips, and John Youmans voting for the motion.

Amendment to UDO #A-01-10: Appendix D. Soil Erosion and Sedimentation Control Ordinance – revisions to ordinance.

Mr. Galloway said this is for purposes of discussion at the present time. The State Department of Natural Resources is requiring a modification of the Soil Erosion and Sedimentation Control Ordinance. It was hoped that there would only be minor revisions but it appears that the revisions will be extensive and will require the adoption of an entirely new ordinance.

Amendment to UDO #A-01-11: Article 21. S-2 Sensitive Land-Watershed Protection – Revision to ordinance.

Mr. Galloway said that back in the fall Spalding County was advised that they would have to adopt a Watershed Protection overlay district, which was done. It was forwarded to DCA and they held the ordinance until this month. They said they did not like some of the things adopted and that there is another water intake to protect. The same ordinance has been kept with some changes. He went over the changes that are needed noting that there are two Towaliga watersheds that will need to be protected. One will be designated as Henry County and the other as Butts County. There are five watersheds, total, that will have to be protected.

Discussion was held regarding the changes required and Mr. Galloway said he wanted to have DCA approve the changes before final draft is prepared for adoption by the Planning Commission.

Mr. Sabine said he did not want this to drag out. He does not want DCA to have any cause to say that Spalding County did not make a “good faith” effort. He said if this can be approved and sent to the County on Monday night with the others they have to consider and get them all on first reading. If they are amended they can be amended at the Board level, have another first reading and then take the second reading and handle everything at once. He requested that the Planning Commission recommend approval with the changes that have been recommended by Mr. Galloway. If the Planning Commission is not comfortable then it can be held but it would be better to move this along so that grants the County has pending will not be adversely impacted.

Mr. Galloway said he does not have a problem with moving this one forward. One change is a typographical error that will need to be corrected.


Mr. Sabine said there will not be a final adoption until there is a communication from DCA that it will be approved.

MOTION

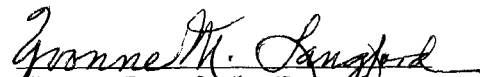
Mr. Browning made a motion to approve Amendment to UDO #A-01-11 with the correction as indicated. The motion passed on a second by Mr. Youmans with Ray Browning, Frank Harris, Karen Mathiak, Delores Phillips, and John Youmans voting for the motion.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans, to adjourn the meeting. The motion passed with Ray Browning, Frank Harris, Karen Mathiak, Delores Phillips, and John Youmans voting for the motion.



Karen Mathiak – Chairman



Yvonne Langford – Recorder