

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
April 13, 2004

The Spalding County Planning Commission held its regular monthly meeting on April 13, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Ronald Green, Delores Phillips, and John Youmans.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes. Bruce Ballard, Griffin-Spalding County School System was not present at the meeting.

Ms. Mathiak called the meeting to order.

ZONING TEXT AMENDMENTS

Amendment to UDO #A-04-08: Lift from the table – Appendix K. Landscape and Tree Preservation Ordinance – delete and replace with new ordinance.

This application was not addressed.

Amendment to UDO #A-04-10: Article 2. Definitions of Terms Used – Section 202:L-Buffer – amend provision to allow septic systems.

Mr. Taylor said this amendment is needed because the Health Department has a new interpretation of rules that basically states that in order to be counted toward one-acre minimum requirement the buffer has to be able to be used for septic tank lines and drain fields. This change will allow a resident who has a buffer to be able to count that buffer for the one-acre minimum requirement.

MOTION

Mr. Browning made a motion to approve Amendment #A-04-10. 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-04-11: All single Family Residential and Commercial Districts – Development Standards – revision to substandard lots.

Mr. Taylor said this revision is to eliminate the requirement to combine adjoining vacant lots that do not meet the standards. This change was requested at the last workshop.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans, to approve Amendment #A-04-11. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Amendment to UDO #A-04-12: Article 7. Conservation Subdivisions – replace existing Conservation Subdivision requirements with new Conservation Subdivision requirements.

Mr. Taylor said this will simplify the approval of the Conservation Subdivision approval process. This has passed the committee that Mr. Morrow set up to approve this process. You will go through a design approval process with the staff. The plan will go to the Planning Commission and then to the County Commission. Once the County Commission approves the plan you will then go through the regular subdivision process with the preliminary plat, construction plan, and final plat. It reduces the number of steps. It also eliminates a very difficult calculation to come up with the allowable density in a conservation subdivision. It will now be based on the yield plan.

Mr. Browning said on page 5 there is some wording he would like to suggest. He suggested, “agricultural activities excluding commercial livestock operations involving feed lots or dairy/milking operations.”

Discussion was held and it was felt this would serve the intent.

MOTION

Mr. Youmans made a motion to approve Amendment #A-04-12 to include the wording on page 5, “agricultural activities excluding commercial livestock operations involving feed lots or dairy/milking operations.” The motion passed on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Amendment to UDO #A-04-13: Appendix D. Soil Erosion and Sedimentation Control Ordinance – replace existing Soil Erosion and Sedimentation Control Ordinance with new Soil Erosion and Sedimentation Control Ordinance.

Mr. Galloway said this amendment follows the state required sedimentation control ordinance. They had no definitions and he contacted the Department of Natural Resources and was advised that they had questions about that also. Mr. Galloway added definitions for clarifications. He additionally discovered a word that needed to be changed that he had failed to catch earlier.

Ms. Craig called attention to the fee structure, which did not agree with the present fees.

Discussion was held and it was determined that approval was necessary to meet deadlines. It was decided to approve subject to checking the fees.

MOTION

Mr. Browning made a motion to approve Amendment #A-04-13 subject to checking the fee structure and making the word change as noted. 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. Green made a motion to approve the minutes of the March 30, 2004 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.

Mr. Browning discussed the format for the meetings. He said in the interest of attempting to be fair the meetings are getting out of control to the point that they are no longer business-like.

Discussion was held and it was decided that it would be appropriate to read the rules for the conduct of the meetings before the meeting. It was noted that the Planning Commission can draw up its own rules if necessary.

MOTION

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

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder