

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
July 8, 2003

The Spalding County Planning Commission held its regular monthly meeting on July 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, Delores Phillips, Greg Pruitt, 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.

Mr. Browning called the meeting to order.

Amendment to UDO #A-03-17: Lift from the table – Article 4. General Procedures – Section 413 – add provision for criteria for special exception for one-acre lots.

Mr. Taylor said they have not completed the information necessary to consider this application and he requested it remain on the table.

Amendment to UDO #A-03-25: Appendix A. Subdivision Ordinance – Article 5. Required Development Standards – Section 506:A – amend provision to Surety for Completion of Improvement.

Mr. Taylor said at the present time you do not have to break ground and you can post a bond for 120% of the completion cost, submit the final plat, and sell the lots without any improvements being made in the subdivision. This change will require that the subdivision be substantially complete with the exception of a few repairs before the bond is allowed.

MOTION

Mr. Youmans made a motion to approve Amendment to UDO #A-03-25. The motion passed on a second by Ms. Mathiak with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, Mr. Pruitt and Mr. Youmans voting for the motion.

Amendment to UDO #A-03-26: Appendix B. Ordinance Establishing Planning Commission - Section II – amend provision to add School Board representative to Planning Commission.

Mr. Galloway said he had been requested to draft this amendment after the Board of Commissioners had a joint meeting with the Board of Education. He went over the amendment as drafted.

Discussion was held regarding how effective a representative will be. It was felt by some of the members that they (School Board representative) will be against all new development due to the impact it will have on the schools. It would serve the same purpose to have the school system notified of any new development and a report could be given in writing that would keep the County apprised of the impact the development would have on the neighborhood schools. It was noted that it would not be appropriate to deny an application based solely on the burden it would place on the schools.

On request from the Board of Commissioners, Mr. Galloway said he had given the Commissioners a memo on whether schools could be the sole basis for denial of an application. They were advised that schools have been identified and been allowed to be the sole criteria for denial of a rezoning application, but only where an ordinance and a comprehensive plan specifically provide for that. He has urged the Board of Commissioners that if they choose to enhance the importance of schools in zoning the ordinance should be changed to specifically set that out as a criteria and make provisions for that to be covered in the comprehensive plan. At this time they have not made a request for that change to be made.

Discussion continued regarding whether it would be better to get a written report from the school system or it would be better to have a representative attend the meetings in an ex officio capacity.

MOTION

Mr. Pruitt made a motion to deny Application #A-03-26.

The motion died for lack of a second.

MOTION

Ms. Phillips made a motion to approve application #A-03-26. The motion passed on a second by Mr. Youmans with Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion and Mr. Browning and Mr. Pruitt voting against.

MINUTES

Ms. Mathiak made a motion to approve the minutes of the June 24, 2003 meeting. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, 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, Mr. Pruitt, and Mr. Youmans voting for the motion.

Ray Browning – Chairman

Yvonne M. Langford - Recorder