

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
October 14, 2003

The Spalding County Planning Commission held its regular monthly meeting on October 14, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ray Browning, Chairman, presiding, Karen Mathiak, Delores Phillips, and John Youmans. Ronald Green was not present.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, Newton Galloway, Attorney, Bruce Ballard, Griffin-Spalding County School System, and Yvonne Langford to record the minutes.

Mr. Browning called the meeting to order, introduced the members of the Planning Commission, and invited those present that wanted to address the Board regarding any matter to sign in on the appropriate form. He welcomed Mr. Ballard as an ex-officio member representing the Griffin-Spalding County Board of Education.

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.

MOTION

Ms. Mathiak made a motion to lift Amendment to UDO #A-03-17 from the table. The motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

This amendment is to set up criteria for special exceptions when less than two-acre lots are approved as a special exception. The members were furnished a copy of a final draft dated October 14, 2003. Mr. Taylor noted that due to time constraints it was urgent that the Planning Commission make an attempt to approve this amendment, as is, or with any recommended changes. Mr. Taylor went over in detail the proposed criteria. There was lengthy discussion regarding the proposed amendment.

Mr. Galloway noted that there were some blank spaces that he will fill in and some typographical errors that will be corrected before it goes to the board. He will bring it back to the Planning Commission one more time to be certain that he has completed the document as approved.

MOTION

Ms. Mathiak made a motion to approve Amendment #A-03-17 with Mr. Galloway filling in the information that is needed. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Amendment to UDO #A-03-19: Lift from the table – Infill Ordinance – establish to allow for development of vacant lots in existing subdivisions to match in size, style, and setback to what has been built adjacent to property.

MOTION

Ms. Phillips made a motion to lift Amendment to UDO #A-03-19 from the table. The motion passed on a second by Ms. Mathiak with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Mr. Taylor said this amendment is not ready for consideration. He requested that it be tabled to give the staff, along with a task force, the opportunity to draft a recommendation. This has become a much more difficult issue than was originally anticipated.

MOTION

Ms. Mathiak made a motion to table Amendment #A-03-19 until the staff brings back a viable ordinance. The motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Amendment to UDO #A-03-30: Appendix A. Subdivision Ordinance – Section 405:DD – delete reference to Community Sewage System, and Section 504:D (2) delete Community Sewer System.

Mr. Taylor said there had been a lot of discussion regarding whether or not the county should allow community septic systems. In reviewing the ordinance they located a section in the subdivision regulations that allows community sewage system. This is so controversial the Board of Commissioners needs to make a decision and it needs to be eliminated until such time.

MOTION

Mr. Youmans made a motion, seconded by Ms. Phillips, to approve Amendment #A-03-30. The motion passed with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Amendment to UDO #A-03-31: Adoption of Official Zoning Map in revised Geographic Information Systems (GIS) platform as applicable to Unincorporated Spalding County.

Mr. Taylor said this is the quarterly update of the official zoning map. This will incorporate the approved re-zonings that have taken place and he is requesting that any zonings that are on second reading for approval be approved also.

MOTION

Ms. Mathiak made a motion to approve Amendment #A-03-31 with condition that the Official Zoning Map is updated before going to the Board of Commissioners. The

motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Amendment to UDO #A-03-32: Article 2. Definition of Terms Used, Section 203:EE’ – correction of numbering of housing definitions; Article 2. Definition of Terms used, Section 203:EE’ – add a definition for “Recreational Vehicles”; Article 5. AR-1 Agricultural and Residential, Section 503:C (14), Article 6. AR-2 Rural Reserve, Section 603:C (13), Article 7. R-1 Single Family Residential Low Density, Section 703:C (14), Article 8. R-2 Single Family Residential District, Section 803:C (14), Article 8A. R-2A Single Family and Two Family Residential, Section 803A:C (15), Article 10. R-4 Single Family Residential, Section 1003:C (14), and Article 11. R-5 Single Family Residential, Section 1103:C (14) – add a provision for the accessory use of Recreational Vehicles.

Mr. Taylor said this is intended to allow RV’s to be used on construction sites while the homes are under construction. This places limits on the ability to put the RV’s there.

MOTION

Ms. Mathiak made a motion to approve Amendment #A-03-32. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

MINUTES

Mr. Youmans made a motion to approve the minutes of the September 30, 2003 meeting. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Phillips, and Mr. Youmans voting for the motion. Ms. Mathiak abstained as she was not present at the meeting.

MOTION

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

Ray Browning – Chairman

Yvonne M. Langford - Recorder