

SPALDING COUNTY PLANNING COMMISSION

Minutes

November 26, 2002

The Spalding County Planning Commission held its regular meeting on November 26, 2002 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Bill Bryant, and John Youmans. Frank Harris, and Delores Phillips were not present.

Also present were Newton Galloway, Zoning Attorney, Charles Taylor, Community Development Director, and Yvonne Langford to record the minutes.

Ms. Mathiak called the meeting to order and introduced the members of the Planning Commission.

MINUTES

Mr. Youmans made a motion to approve the minutes of the November 12, 2002 meeting. The motion passed on a second by Mr. Browning with Mr. Browning, Ms. Mathiak, and Mr. Youmans voting for the motion and Mr. Bryant abstaining since he was not present.

APPLICATION #02-33Z: Hollis J. Hutchinson, Owner – Shepherd and Johnston, LLP, Agent – Calhoun road (1.712 acres located in Land Lot 41 of the 3rd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Christine Livingston – 124 North Hill Street – Shepherd and Johnston Law Firm
Ms. Livingston spoke on behalf of Hollis Hutchinson to request rezoning 1.712 acres. This property is located in an area that has been subdivided into several smaller tracts consisting of approximately one acre with relatively smaller homes that the current zoning allows. This zoning would allow zoning that meets the present characteristics of the neighborhood. The lot is larger than is required with this zoning and the homes that are presently there. They want to build a 1250 SF home with carport. They would be willing to put in a garage if that was a condition for the rezoning.

No one was signed to address the board regarding this application.

The Commission discussed this application and it was determined that this would not impact the neighborhood adversely provided a garage was included as a condition.

Mr. Taylor said he agrees with the discussion but feels that zoning to R-5 is an inappropriate way to deal with this situation. It would be more appropriate to look at the ordinance and create special criteria that would allow houses in the neighborhood to match what is in the most immediate area.

MOTION

Mr. Browning made a motion to approve Application #02-33Z for conventional construction site built home with a minimum one-car garage. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Bryant, Ms. Mathiak, and Mr. Youmans voting for the motion.

MOTION

On a motion by Mr. Browning and a second by Mr. Bryant approval was given to adjourn the meeting with Mr. Browning, Mr. Bryant, Ms. Mathiak, and Mr. Youmans voting for the motion.

Karen Mathiak – Chairman

Yvonne Langford - Recorder