

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**June 28, 2016**

The Spalding County Planning Commission held its regular monthly meeting on June 28, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Walter Cox; Sonny Eubanks and Frank Harris. Bruce Ballard was not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes.

Mr. Youmans called the meeting to order, introduced the members of the Planning Commission and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

**S/D #05-10:** Consider approval of the revised preliminary plat for Hunt's Mill Estates (21.885 acres off Macon Road located in Land Lots 181, 203 and 204 of the 2<sup>nd</sup> Land District) – Richard Lee Coleman III, Owner – 27 lots.

Mr. Jacobs said this preliminary plat is for a development that was approved several years ago and has been inactive. They are preparing to activate this project and want to revise some of the previous plans. The current plat has 32 lots with the playground and other amenities set off to the side of the development. They want to reduce the number of lots to 27 and move the playground and other amenities area closer to the houses in the development. This is really going to be essential because the flood plain has changed and the current location of the tennis courts will be in the flood plain. Everything else will remain the same. The infrastructure is in and they will have to go through the inspection by Public Works and Water Authority to make certain everything is in good repair. The staff considers this to be a better plan and the recommendation is for approval.

Richard Lee Coleman III – 618A Timm Valley Road – Atlanta, Georgia 30305

Mr. Coleman said this is really going to be an advantage to have the amenities relocated closer to the homes in the subdivision. The wetlands will be an issue if they do not make this adjustment. He has someone interested in this subdivision and he is reasonably sure they are close to putting some houses in this area.

**MOTION**

Mr. Cox made a motion to approve S/D #05-10. The motion passed on a second by Mr. Eubanks with Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Eubanks made a motion to approve the minutes of the May 31, 2016 meeting. The motion passed on a second by Mr. Harris with Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**ADJOURN**

The meeting was adjourned on a motion by Mr. Eubanks and a second by Mr. Cox with Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

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John Youmans – Chair

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Yvonne M. Langford - Recorder