

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
August 30, 2016

The Spalding County Planning Commission held its regular monthly meeting on August 30, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Bruce Ballard; Sonny Eubanks and Frank Harris. Walter Cox 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.

Mr. Jacobs advised the members of the Planning Commission that there will be a workshop on September 19, 2016 at 9:00 a.m. and they are invited to attend.

Applications #FLA-16-02 and #FLA-16-03 were discussed together and voted separately.

Mr. Jacobs said these applications are initiated by the County Commissioners regarding the intersection of Highway 155 and Jackson Road. The request is for the Land Use Map and is not a rezoning. The request is to change the Land Use Map designating the four corners of this intersection as Crossroads Commercial with the balance of the properties designated as low-density residential. The reason for this requested change in the Land Use Map is in response to the approval for one of the corners as a location for a Dollar General Store. This action is to be proactive in controlling future commercial development in the area. Discussion was held regarding the impact this change will have on the area. It was noted that all uses currently in place are “grandfathered”. They can maintain what they currently have but will not be able to expand or enlarge the use without making application. If any of those current uses cease to exist, any future use will have to be consistent with the low-density residential or crossroads commercial depending on the location.

Application #FLA-16-02: Spalding County Board of Commissioners requests a future land use map change from Village Node to Crossroads Commercial for the following: 3425 Jackson Road (1.53 acres), 3420 Jackson Road (1.11 acres), and 2010 North McDonough Road (2 acres) located in Land Lot 80 of the 2nd Land District.

MOTION

Mr. Eubanks made a motion to approve Application #FLA-16-02. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Application #FLA-16-03: Spalding County Board of Commissioners requests a future land use map change from Village Node to Low Density Residential for the following: 2010 Jackson Road (16.88 acres), 1795 North McDonough Road (9.12 acres), 3335 Jackson Road (1.79 acres),

Jackson Road (9.63 acres), Jackson Road (2.24 acres), Jackson Road (16.13 acres), Jackson Road (lake – 0.15 acres) located in Land Lots 79, 80, 81 & 82 of the 2nd Land District.

MOTION

Mr. Harris made a motion to approve Application #FLA-16-03. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MINUTES

Mr. Ballard made a motion to approve the minutes of the July 26, 2016 meeting. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

ADJOURN

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

John Youmans – Chair

Yvonne M. Langford - Recorder