

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
May 31, 2016

The Spalding County Planning Commission held its regular monthly meeting on May 31, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Bruce Ballard; Walter Cox; Sonny Eubanks and Frank Harris.

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 invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

Application #16-03Z: John R. and Dorothy W. Clear, Owners – 2772 High Falls Road (6.13 acres located in Land Lot 47 of the 3rd Land District) – requesting a rezoning from R-2, Single Family Residential and AR-1, Agricultural and Residential, to AR-1 Agricultural and Residential.

STAFF REPORT

Mr. Jacobs said this property is split zoned with a portion being Single Family Residential and a portion being Agricultural and Residential. The applicant wants to build a house on the property to the rear. There is a large pole barn type structure currently on the property that they want to keep. R-2 zoning does not allow an accessory building on the front of the property but the AR-1 does on tracts that are five-acres or larger. The Future Land-Use Plan has this property identified as agricultural. Of the options that are available, this is the most logical solution. The staff recommendation is for approval.

John R. Clear – 2768 High Falls Road

Mr. Clear said he has owned this property since 2008. They want to sell their current home to their son and build on this tract. They were not aware the property was split-zoned until they decided to build on the property. He requested approval for his application.

MOTION

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

MINUTES

MOTION

Mr. Eubanks made a motion to approve the minutes of the March 29, 2016 meeting. The motion passed on a second by Mr. Cox with Mr. Ballard, Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Eubanks made a motion to approve the minutes of the April 26, 2016 Special Called Meeting. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Mr. Jacobs said the Planning Commission will be getting a preliminary plat for a subdivision that was approved several years ago but the economy was not favorable and there has not been much activity. There is some interest in the property and the developer wants to make some improvements to the subdivision. The infrastructure will remain the same.

ADJOURN

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

John Youmans – Chair

Yvonne M. Langford - Recorder