

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
July 28, 2015

The Spalding County Planning Commission held its regular monthly meeting on July 28, 2015 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.

Application #FLA-15-01: Colony Bank has requested a future land use map change from Low Density Residential to Crossroad Commercial for the following: 7610 Newnan Road (1.379 acres located in Land Lot 14 of the 1st Land District).

Application #15-01Z: Colony Bank, Owner – 7610 Newnan Road (1.379 acres located in Land Lot 14 of the 1st Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to C-1, Highway Commercial.

These two applications will be considered together and voted separately.

Jeffrey Alton – Thomaston, Georgia.

Mr. Alton advised that he is the President of Colony Bank in Thomaston, Georgia. This property is located on Highway 16 West. It was formerly Pike Academy Discovery Center which was a children's day care. Unfortunately, the bank had to foreclose on the property this year. There is a prospective buyer for the property that handles estate sales. She wants to use the property for storage of household items left over from her estate sales. She has expressed interest in opening it to the public on a quarterly basis for the public to purchase some of the items. All the merchandise will be secured inside with no outdoor storage.

Mr. Jacobs addressed the request for a change in the Future Land Use Map. This location is currently surrounded by commercial properties and the best use for this location would be to include it in the commercial designation. The staff recommends approval because it is consistent with the goals for this area. The staff also recommends approval of the rezoning request.

MOTION

Mr. Ballard made a motion to approve Application #FLA-15-01. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Application #15-01Z. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Application #FLA-15-02: McIntyre Corporation d/b/a McIntyre Fencing Company has requested a future land use map change from Medium-Density Residential to Industrial for the following 583, 585, 587, 661, 663, 665, 667, 669, 671, and 1065 Hudson Road (7.69 acres located in Land Lot 211 of the 2nd Land District).

Application #15-02Z: Christal Yancey, Owner – McIntyre Corporation, Agent – 583 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential to C-2, Manufacturing.

Application #15-02AZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 585 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02BZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 587 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02CZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 661 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02DZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 663 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02EZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 665 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02FZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 667 Hudson Road (0.34 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02GZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 669 Hudson Road (0.26 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02HZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 671 Hudson Road (0.05 acre located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-2, Manufacturing.

Application #15-02IZ: Christal Yancey, Owner – McIntyre Corporation, Agent – 1065 Hudson Road (5 acres located in Land Lot 211 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-2, Manufacturing.

These applications were discussed together and voted separately.

Linda McIntyre – 2047 Locust Grove Road

Ms. McIntyre said she is the president of McIntyre Corporation dba McIntyre Fencing. The company has grown and needs additional space. They located this property and she would like to purchase for the operation of her business. She intends to keep the buildings there to keep it looking like a residential property. They plan to do extensive improvements to the facilities. There is an area that has natural growth and trees and she will keep that in place. There is an area that is adjacent to residential properties and they will fence that area and plant vegetation as a buffer. The area behind the property is wooded and belongs to the City. The property across the street is industrial. There will be no manufacturing and the fabrication will be done inside the shop.

Mr. Youmans reviewed the conditions being recommended by the County with Ms. McIntyre and asked if she had any issues with the conditions. Ms. McIntyre advised that the conditions were not a problem.

Mr. Jacobs identified the area and the zoning surrounding the property for which they are requesting the change in the Future Land Use Map. This location probably should have been identified as industrial at the time other properties were changed to industrial. The recommendation is for approval of the change.

This property has historically been used as a non-conforming auto repair garage. The owners have kept the business license current to maintain a legal non-conforming status. The grandfather for the garage still exists. Ms. McIntyre has been operating her fencing business as a home occupation. They have been successful with the business and have outgrown a home occupation status. They want to move their operation to a more manufacturing/industrial area. He reviewed the industrial operations in the area at the current time. There are still some agricultural properties that remain in the area. The staff recommendation is for conditional approval.

The recommended conditions are:

1. All of the separate parcels shall be combined into one tract.
2. A minimum 50' undisturbed buffer shall be provided along the western property line. Said buffer shall be supplemented with natural screening of trees and shrubs at a planting height of 6' where the existing buffer is insufficient.
3. Site lighting to be designed so as to not glare in adjacent residential areas or onto public streets.
4. Pursuant to the letter submitted with the application both the shop and office will be reroofed. The shop shall be painted a neutral color. The office will have new siding applied in a neutral color. The office shall have new plumbing, electrical and HVAC. All rotten boards to be removed and new installed. The back porch shall be removed on the office. New windows shall be installed on both the shop and the office.

Mr. Harris inquired regarding the plans for the garage business on the property.

Christal Yancey – 73 Morgan Road

Ms. Yancey said the garage is still being used as a business. This property is part of her grandmother's estate. It has been for sale for a longtime. She had it for sale prior to her death. Mr. Harris asked if the rezoning was going to give the garage conforming status.

Mr. Galloway said his understanding is that this change is for a fencing business. There can only be one principal use on a tract. If there is a fencing business that will be the principal use on the lot then garage will be "gone". One of the recommended conditions is that they combine all of the tracts into one tract and if that is done, the "grandfathered" use will be eliminated.

Ms. Yancey said the garage is not used for business every day. It is usually used to restore only cars. They want the property to be upgraded and improved. She cannot look after it and wants to sell it.

Ms. McIntyre said they are a small company, under 15 employees. They plan to keep this property different than what you usually see in a commercial operation. The house will look more like a home. There will be parking at the front but the fabrication/industrial operations will be at the rear of the property. The green space that is currently there will remain as is.

Mr. Harris expressed concern regarding the buffer requirements. He wanted to make certain the buffering could be enforced. He further wanted to make certain the buffers were installed in an appropriate time frame. Mr. Galloway said if they are part of the conditions for approval, they are enforceable.

Butch Armistead – 871 Jackson Street, Zebulon, Georgia

Mr. Armistead is working with the McIntyre's on the purchase of the property. The McIntyre's started a home-based business and have built it into a business with 12 to 15 employees. They meet a payroll every week. Every dollar turns five times in this local economy which is a staggering amount of money. We need to be welcoming these people to Spalding County and pray they stay in Spalding County. These are the type people with the work ethic we need. This is what made America great and is what is going to make it great again.

Shirley Shatzoff – 760 Hudson Road

Ms. Shatzoff said she received some information from the County regarding this change and did not understand any of it. She is concerned regarding how it will affect her on the other side of the road. She wants to ensure this will not affect her property because she plans to live here the rest of her life. It appears this will begin as a small fencing business operation. She is concerned about what will be done with all the other area of the property. Will they have an opportunity to speak again regarding the operation and noise that it will generate? It appears that the entrance is not going to be down by her property.

Mr. Jacobs reviewed for Ms. Shatzoff the location of the operations of the business. He noted that anything that is added to the property will have to meet the required County standards. He reviewed the setback requirements in effect at the current time.

Ms. Shatzoff said as the business expands, there should be a buffer that faces her property.

MOTION

Mr. Eubanks made a motion to approve Application #FLA-15-02. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Mr. Harris wanted a time frame established for the completion of the installation of the buffers.

MOTION

Mr. Harris made a motion to approve Application #15-02Z with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Eubanks made a motion to approve Application #15-02AZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Application #15-02BZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Eubanks made a motion to approve Application #15-02CZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Application #15-02DZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Eubanks made a motion to approve Application #15-02EZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Application #15-02FZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Eubanks made a motion to approve Application #15-02GZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Harris made a motion to approve Application #15-02HZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Application #15-02IZ with the conditions as recommended by staff and the condition that the buffers are in place by April of 2016. 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. Harris made a motion to approve the minutes of the June 30, 2015 meeting. The motion passed on a second by Mr. Youmans with Mr. Harris and Mr. Youmans voting for the motion and Mr. Ballard and Mr. Eubanks abstaining because they were not present.

ADJOURN

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

John Youmans – Chair

Yvonne M. Langford - Recorder