

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
August 25, 2015

The Spalding County Planning Commission held its regular monthly meeting on August 25, 2015 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 and Frank Harris. Sonny Eubanks 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 #15-03Z: William H. Shapard, Sally Shapard Peek, Emily Shapard King and Robert P. Shapard III, Owners – SW North Griffin, LLC, Agent – 3470 North McDonough Road (2 acres located in Land Lot 29 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential to VN, Village Node District.

Information for this application is incomplete and will need to be tabled.

MOTION

Mr. Cox made a motion to table Application #15-03Z. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

S/D #03-08: Consider extension of preliminary plat for Heron Bay Golf and Country Club (Pods JJ, KK and LL) Subdivision – Cole Tract Associated, Owner expires September 25, 2015.

Jimmy Bobo – 2292 Henderson Mill Road – Atlanta, Georgia

Mr. Bobo works for Minerva. They are hopeful they will be able to begin development on this phase of their project in the near future.

Mr. Jacobs said this is the usual request for an extension on the preliminary plat for Heron Bay. There have been a number of permits in Heron over the past two years. The staff recommendation is for approval.

MOTION

Mr. Ballard made a motion to approve S/D #03-08. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

S/D #04-09: Consider extension of preliminary plat for Crestwick Subdivision – Florentine Developments III, LLC, Owner – expires September 27, 2015.

Mr. Jacobs said the staff recommends approval for a two-year extension. The project has a new owner, and they have submitted construction drawings for Phase II. They have not begun construction. This project has 78 lots.

MOTION

Mr. Cox made a motion to approve S/D #04-09. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

S/D #05-13: Consider extension of preliminary plat for Flint Mill Estates – Scarbrough and Rolader Developments, LLC, Owner – expires September 27, 2015.

Donna Black – 270 North Jeff Davis Drive – Fayetteville, Georgia

Ms. Black works with Scarbrough and Rolader Development. This is a request for extension of the preliminary plat. They have sold 25 lots but only 9 houses have been constructed in Phase I. There is a plan for Phase II which has 36 lots. They are the original developer and still plan to develop Phase II. Mr. Harris raised the issue regarding the lighting. The neighbors in the area requested street lighting that was downward. If this request goes forward, he feels the developer should address their concerns. Ms. Black said she does remember the neighbors requesting “dark sky lighting”. They did investigate the type light they wanted. However, the developer had to choose from the lighting the power company provides. They have different pole choices and different tops but there is not a wide array of choices. There is new technology that was not available at the time they were installing the lighting in phase I. There are complaints regarding the new technology because there is not enough expanse to the lighting and it is too dark between the poles. Studies are being done on this new technology. When they begin Phase II, they will be happy to explore the opportunities for choices for better options. Mr. Harris said he feels there are better options than what is in this area and he would feel better if there was a commitment to other options. Ms. Black said she will be happy to investigate options with the power company and furnish Mr. Harris a summary of the discussion. Mr. Cox asked if there was a problem delaying approval of this application pending receipt of this information. Mr. Jacobs said he does not recommend delaying the vote. These applications are time sensitive. They did commit to investigate the lighting options but there was nothing that required them to install a particular type light. Mr. Youmans said he feels the parties will be able to reach an agreement on the type lighting that is best.

MOTION

Mr. Harris made a motion to approve S/D #05-13. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

Amendment to UDO #A-15-08: Article 4. General Procedures – Section 409:E – amend certificate of occupancy requirements.

This amendment is to help with the certificate of occupancy (COO) for industrial development. At the current time, there are no ordinances that allow for a temporary certificate of occupancy. On houses or small commercial developments, the project is complete or not. With larger industrial developments, they get to a certain phase of the development and they need to begin “test runs” prior to the completion of the entire project. This amendment to the UDO provides for a 6 month temporary COO in order to allow for partial occupancy of a building pending completion provided the building is safe for the occupants and/or the public. Discussion was held regarding this change and whether or not six months was adequate. Mr. Jacobs felt six months was adequate, and if necessary, an additional temporary COO could be issued.

MOTION

Mr. Cox made a motion to approve Amendment to UDO #A-15-08. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

MINUTES

Mr. Ballard made a motion to approve the minutes of the July 28, 2015 meeting. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

ADJOURN

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

John Youmans – Chair

Yvonne M. Langford - Recorder