

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
April 28, 2015

The Spalding County Planning Commission held its regular monthly meeting on April 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; 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, 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 #06-01: Consider approval of revised preliminary plat for Sun City Peachtree Subdivision – Pulte Home Corporation, Owner – 3,333 lots.

Mr. Jacobs said this is for the preliminary plat for the Sun City Peachtree development. Since the initial approval of the development, there have been some revisions. Pods 37 & 38 have come up for review of the construction documents. For the benefit of the newer members on the Commission, Mr. Jacobs reviewed the process for plat approvals for this subdivision. At some point, there was a design error in certain pods that has been discovered. This request is to correct that error. Mr. Jacobs reviewed what was approved in December of 2013, May of 2011, February 2011, and November of 2010. It appears that in 2013 an older file was submitted and approved. This application is to correct that and bring the records current. The staff recommendation is for approval of this application.

Mr. Cox said he does not have a conflict of interest. He is a resident of Sun City Peachtree and a member of the Country Club. He has personal knowledge but does not feel he has a conflict and does plan to vote on this application. He raised the issue that he did not feel he had sufficient information to make a decision.

Mr. Youmans said this is really a “housekeeping” issue since all of the issues were resolved at an earlier meeting and approved. At some time, a record error was made and this is just to correct that error.

Mr. Cox raised issues regarding the location of the green space. Mr. Jacobs said that the amount of green space is not affected by this application. The County will have the responsibility to monitor whether or not Pulte is abiding by the regulations and agreements of the County.

Mr. Cox addressed issues that are of concern to the residents of Sun City Peachtree regarding the golf course and other areas. It was noted that his concerns are issues that the Home Owners’ Association should be addressing. Mr. Galloway addressed the issues that are the responsibility of the County and those that are the responsibility of the Home Owners’ Association. He reviewed those issues of the County that can be handled by administration and those that require approval at a different level.

Mr. Cox raised the issue of water run-off. Mr. Galloway and Mr. Jacobs advised Mr. Cox regarding the requirements and the responsibility of the parties involved.

MOTION

Mr. Ballard made a motion to approve S/D #06-01. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion and Mr. Cox abstaining. Mr. Cox said he is still not entirely comfortable with the process.

OTHER BUSINESS

Mr. Jacobs said the Planning Commission will be going paperless. He has I-Pads on order. If anyone has his own that they want to use, please let him know.

Mr. Cox asked Mr. Galloway whether or not he would be willing to research the legal definition of a Home Owners' Association (HOA) as it applies. Sun City Peachtree pays property taxes on common areas while Georgia Laws requires that property taxes on common areas only be taxed at \$500 per year. His understanding is that the County has determined that the Sun City Development Corporation is not an HOA. If that is the case, maybe that makes a difference. Mr. Galloway said he will contact Mr. Cox to discuss these issues.

MINUTES

Mr. Ballard made a motion to approve the minutes of the March 31, 2015 meeting. 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.

ADJOURN

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

John Youmans – Chair

Yvonne M. Langford - Recorder