

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
March 27, 2012

The Spalding County Planning Commission held its regular monthly meeting on March 27, 2012 at 7:00 P.M. in the Meeting Room of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; Bruce Ballard; Walt Glover and John Youmans.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes.

Mr. Johnson called the meeting to order and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

Application #12-01Z: Sons Hyundai Real Estate, LLC, Owner – Jeffrey Royal, Agent – 2425 North Expressway (8.43 acres located in Land Lot 102 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial and AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

Jeff Royal – 3745 Oak Valley Road, NE – Madison, Georgia

Mr. Royal said the company he represents owns this property and is requesting a rezoning from C-1 to C-1B. Previously, this property was grandfathered into the land use plan as a car dealership. The property lost its grandfather status and the current zoning does not allow for outdoor storage for inventory which is necessary for a car dealership. The company he represents has an agreement with an auto dealer that is contingent on the rezoning of the property. The proposal satisfies all the compliance standards, zoning ordinances and development standards, and it will be beneficial for Spalding County. The wooded buffer will remain. They are requesting the rezoning of all of the property to have all zoning consistent with the intended use. The staff had concerns regarding the outdoor lighting and they will do whatever necessary to appease that concern. There are no plans to add any outdoor lighting.

Mr. Jacobs said this is a split-zone piece of property that is both AR-1 and C-1. C-1 does not allow for auto sales and outdoor storage. The grandfathering expired, and the property needs to be rezoned to C-1B. The staff recommendation is for conditional approval. The conditions are:

1. The site lighting shall be designed so as not to glare onto neighboring residential properties or rights-of-way.
2. All outdoor storage shall be neat and orderly at all times.

MOTION

Mr. Youmans made a motion to approve Application #12-01Z with the conditions as recommended by staff. The motion passed on a second by Mr. Ballard with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Application #12-02Z: Heritage Bank, Owner – Lifesong Church, Agent – 8 acres off Carver Road located in Land Lot 88 of the 2nd Land District - requesting a rezoning from PDD, Planned Development District, to R-1, Single Family Residential Low Density.

Application #12-02ZA: Heritage Bank, Owner – 62.37 acres off Moreland Road and Carver Road located in Land Lot 88 of the 2nd Land District – revision to master plan for Stonebriar Subdivision Phase III.

Mr. Johnson said these two applications will be considered together and voted separately.

Mr. Jacobs said these properties are currently zoned PDD. It is on the corner of Moreland and Carver Roads. The church approached the county regarding an interest in purchasing an eight-acre tract. Everything in a PDD zoning is tied to a master plan. Cutting 8-acres from a site is considered a major change and has to be approved. This will also change the lot density. At the time the property was zoned PDD, there were conditions. One of the conditions was that nothing shall be built other than single-family residential homes or green/open space. This tied the hands of the county. They could have remained with the PDD zoning, but if the church wants to change their site at all, they will be tied to a master plan and will have to amend the master plan again. The best resolution is to remove this tract from the PDD and change the zoning to R-1 allowing the church to be its own entity.

Joey Scanlon – 216 East Solomon Street

Mr. Scanlon said Mr. Jacobs had covered the proposal well. There was originally a master plan for the development of this site in three phases. Phase I and Phase II have been final platted. He called attention to the conceptual site plan. He and Mr. Jacobs have spent considerable time working on the layout to keep it within the spirit of the intent of the original PDD zoning. The 8 acres fronts on Carver Road. There is public water and sewer available to the site. The road offers good site distance, and there should be no difficulties with the proposed driveways. They will be making an application to allow a church in R-1 Zoning.

Mr. Ballard asked whether or not there were plans for a driveway on the north side of the property and what plans there are regarding the buffers.

Mr. Scanlon said there are no plans for a driveway on the north side of the property. There is a lot of clearing that needs to be done, but the church is interested in keeping the trees but they cannot make any guarantees regarding the trees.

Mr. Jacobs said the staff recommends conditional approval for Application #12-02Z. The condition is:

1. A special exception shall be applied for and approved.

The staff recommends conditional approval for Application #12-02ZA. The conditions are:

1. The master plan for Stonebriar subdivision shall be redesigned and approved by both the Planning Commission and Board of Commissioners.
2. A preliminary plat shall be submitted reflecting the current master plan.

MOTION

Mr. Ballard made a motion to approve Application #12-02Z with the condition as recommended by staff. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Application #12-02ZA with the conditions as recommended by staff. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

S/D #09-01I: Consider extension of preliminary plat for The Lakes at Green Valley – Griffin-Spalding Development Authority, Owner – current preliminary plat expires March 30, 2012.

Mr. Jacobs said this extension is a routine request for extension and the staff recommendation is for approval.

MOTION

Mr. Youmans made a motion to approve S/D #09-01I. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

MINUTES

Mr. Ballard made a motion to approve the minutes of the February 28, 2012 meeting. The motion passed on a second by Mr. Youmans with Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion and Ms. Bailey abstaining because she was not present.

ADJOURN

The meeting was adjourned on a motion by Mr. Ballard and a second by Mr. Youmans with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Ed Johnson – Chairman

Yvonne M. Langford - Recorder