

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
April 24, 2012

The Spalding County Planning Commission held its regular monthly meeting on April 24, 2012 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; Walt Glover and John Youmans. Bruce Ballard was not present.

Also present were: Chad Jacobs, Community Development Director and Yvonne Langford to record the minutes. Zoning Attorney Newton Galloway was not present.

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.

S/D #06-03: Consider extension of preliminary plat for Holiday Pass Subdivision – MF Georgia II, LLC, Owner – Current preliminary plat expires April 25, 2012.

Mr. Jacobs said the extension request is due to the downturn in the economy. The staff recommendation is for approval.

MOTION

Mr. Youmans made a motion to approve S/D #06-03. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

S/D #06-05: Consider extension of preliminary plat for Macon Road Townhomes – First National Bank, Owner – current preliminary plat expires May 30, 2012.

Mr. Jacobs said the staff also recommends approval for this extension for the same reasons.

MOTION

Ms. Bailey made a motion to approve S/D #06-05. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Amendment to UDO #A-12-04: Lift from the table – Article 2. General Definitions – Section 202: amend to add definition for Flea Market and Yard Sales.

MOTION

Mr. Youmans made a motion, seconded by Mr. Glover, to lift Amendment to UDO #A-12-04 from the table. The motion passed with Ms. Bailey, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Mr. Jacobs said there has been a change in the approach on how to resolve the issue of flea markets and yard sales by not being overly restrictive. They plan to address it from a flea market

standpoint so that anyone conducting a never-ending yard sale it can be established as a flea market and identify it as a commercial business so that it will have to operate in a commercial zone. They would be able to cite those that operate on a continuing basis as being a commercial business. It would be very difficult to enforce an ordinance regarding the occasional yard sales, and they would like to attempt to control only those ongoing flea markets that are operating in residential areas.

Discussion was held regarding how the flea markets would be controlled and the hazards created by the traffic issues. When there is an occasional sale at a location, the traffic does not create the issues that a continuing flea market creates. Mr. Jacobs said they are trying not to penalize those that only want to have the occasional yard sale. They would like to have the ability to try to control this through a definition of a flea market. There may have to be some additional language added to the ordinance but would like to try to keep the controls at a minimum.

MOTION

Mr. Youmans made a motion to approve Amendment to UDO #A-12-04. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

MINUTES

Mr. Glover made a motion to approve the minutes of the March 27, 2012 meeting. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

ADJOURN

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

Ed Johnson – Chairman

Yvonne M. Langford - Recorder