

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**October 30, 2012**

The Spalding County Planning Commission held its regular monthly meeting on October 30, 2012 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Bruce Ballard; Walt Glover and John Youmans.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, 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.

Mr. Johnson said he would like to acknowledge that Janet Bailey, member of the Planning Commission had passed away since the last meeting. She was very active in the community, worked tirelessly and she will be missed.

**Application #FLA-12-03:** Spalding County Board of Commissioners requests a future land use map change from Low-Density Residential, Commercial, Open Space Network, Medium Density Residential, Agriculture and Industrial to Institutional/Public for the following: Various properties between Jackson Road, High Falls Road and Musgrove Road (796.45 acres, more or less, located in Land Lots 192, 193, 208, 209, 310, 224, 239, 240, 241 and 242 of the 2<sup>nd</sup> and 3<sup>rd</sup> Land Districts).

Mr. Jacobs said this is a future land use map amendment. The future land use map is a component of the Spalding County comprehensive plan. It is basically a road map, tool and guide that project how we want to develop as a community for the next 20 years. The other tool that is used is a zoning map. The current zoning map identifies how the land can currently be used. No zoning change is being proposed with the application. The current zoning on the property will not be changed with the decision on this application. This application is to accommodate for the potential airport that has been proposed for this area. This application is in keeping with the goals and policies set forth in the comprehensive plan that relates to the future airport expansion. It is also in keeping with the goals and policies that have been enumerated in the Spalding County Comprehensive Transportation Plan. The staff recommendation is for approval of the application.

Mr. Johnson raised the issue regarding what would happen to the property if the airport is never developed. Mr. Jacobs said there is very little of the property that is planned for commercial or industrial. The bulk of the property is medium-density residential, low-density residential or agricultural. They would have to apply for a re-zoning and a future land use plan amendment for commercial or industrial.

John Melin – 1913 Jackson Road

Mr. Melin said he wanted to go on record as objecting to this change in property use. He has 367 acres in the area. It has been in the Melin Family for 61 years and it has always been agricultural. He has it in conservation. He has had offers in the past to sell and has always turned them down. His son would like to build a house on the property. He wants it to remain green space.

Roger Bass – 307 Musgrove Road

Mr. Bass asked if this does not get approved, will it stop the airport. He was advised that it would not. He does not want the airport because it comes too close to his land. He does not like the idea of airplanes

taking off and landing that close to his place. He has lived at this location for 46 years. When he moved there, it was a pasture. They have planted trees and built a nice house and would like to leave a nice place to his children. They do not want the land to be degraded by airports and other commercial facilities. They like it the way it is now. The voters of Spalding County voted 3 to 1 against the SPLOST. It has been decided to go ahead with it anyway. Where the money is coming from he does not know. The real point is that it is taxpayers' money and the taxpayers do not want it but it is still being pushed.

Tommy Hopkins – 1435 Maple Drive  
Dr. Hopkins said his questions had been answered.

Deborah Cove – 96 Daniel Court – McDonough, Georgia  
Ms. Cove had no further comment.

Donald McSwain – 116 Tanglewood Trail  
Mr. McSwain said he has 20 acres and a small house. The SPLOST did not pass and now this. He has two children and for the past two or three years, they have been putting off building a house. He wanted to know how long they would be kept not knowing what will happen.

Mr. Galloway said the Board of Commissioners will make the political decision regarding the ultimate decision. This is only for the land use policy that is consistent with what has previously been done.

Arthur Thompson – 503 Musgrove Road  
Mr. Thompson said eminent domain is a dirty word. These are hard-working people. He is not in the direct area but is very close to the designated area. He wanted a definition of Institutional/Public.

Mr. Jacobs advised him regarding what is include in Institutional/Public.

Mr. Thompson said if this is approved anywhere down Musgrove Road, there could be a business in the designated area.

Discussion was held regarding what would have to occur for there to be commercial development.

Mr. Thompson said they have been fighting the airport at this location and it concerns the people when something like this happens.

Mr. Ballard said, as a Spalding County resident and living in the City of Griffin, he is for expansion of the airport. He also represents the school system and he would be remiss if he did not address that issue. He does not agree that the children will not be impacted or affected by this. When the proposal first came up and they were looking at three locations for the airport, they questioned the location. Jackson Road is in this area and skirts along the flight path. This is a big concern for the school system. When they look for property for location of a school, they have to stay three miles away from any airports and they can locate a runway right across the street that will possibly impact a school. The taxpayers need to be aware that if they apply for state funds for this school and are turned down because they are too close to the airport it could impact the taxpayers of this community because they will not be able to get funding at the state level for this facility.

Mr. Johnson said his family moved to Spalding County approximately 13 years ago. The main reason they chose Spalding County was because it was very rural. He and his wife participated in the comprehensive plan. They came up with a plan to help ensure that there would not be commercial sprawl and there would continue to be a rural atmosphere within the county. In his opinion, 800 acres of

commercial, industrial future land use map change is not consistent with what he knows the residents that participated in the studies were interested in having.

**MOTION**

Mr. Youmans made a motion to deny FLA-12-03. The motion passed on a second by Mr. Johnson with Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

**Amendment to UDO #A-12-05: Lift from the table** – Article 4. General Procedures – Section 408:O – amend period of time permit for demolition and removal of a building is valid for.

**MOTION**

Mr. Youmans made a motion to lift Amendment to UDO #A-12-05 from the table. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Mr. Jacobs said this change is to have a deadline for removal of a building from the date a demolition permit is issued. They want to initiate a 30 day deadline.

**MOTION**

Mr. Ballard made a motion to approve Amendment to UDO #A-12-05. The motion passed on a second by Mr. Glover with Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Glover made a motion to approve the minutes of the September 25, 2012 meeting. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Glover, Mr. Johnson, 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. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

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Ed Johnson – Chairman

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Yvonne M. Langford - Recorder