

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**September 25, 2012**

The Spalding County Planning Commission held its regular monthly meeting on September 25, 2012 at 7:00 P.M. in Room 108 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, 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 #FLA-12-01: Lift from the table** – Colwell-Turner Land Development Pension Plan and Trust has requested a future land use map change from Low-Density Residential to Commercial for the following: 1788 Zebulon Road (0.453 acres located in Land Lot 120 of the 2<sup>nd</sup> Land District).

**MOTION**

Ms. Bailey made a motion to lift Application #FLA-12-01 from the table. 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.

**Application #12-03Z: Lift from the table** – Colwell-Turner Land Development Pension Plan and Trust, Owner – 1788 Zebulon Road (0.453 acre located in Land Lot 120 of the 2<sup>nd</sup> Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to C-1, Highway Commercial.

**MOTION**

Mr. Glover made a motion to lift Application #12-03Z from the table. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

**Application #FLA-12-02:** Various Property Owners and Spalding County Board of Commissioners have requested a future land use map change from Low-Density Residential to Commercial for the following: 1790, 1796, 1800 and 1820 Zebulon Road; 11 Hemphill Road; and 106 Southbrook Drive (4.66 acres located in Land Lot 120 of the 2<sup>nd</sup> Land District).

**MOTION**

Mr. Glover made a motion, seconded by Mr. Youmans, to discuss Application #FLA-12-01, Application #12-03Z and Application #FLA-12-02 together and vote separately. The motion passed with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Mr. Jacobs said Mr. Turner submitted a request to amend the Future Land Use map for a tract of land that is approximately .4 acres located on the corner of Zebulon Road and Southbrook Drive. He also requested a rezoning of the property to C-1. There were some concerns with this corner because it would impact several other tracts and would cause those owners to want to have their property rezoned. Spalding County initiated a Future Land Use Map amendment for the adjacent tracts. This would create the ability for a better design.

Mr. Jacobs said the staff recommendation is for approval of Application #FLA-12-01 and #FLA-12-02.

Discussion was held regarding the impact this would have on the surrounding property. It was noted that the change will allow for a more orderly and better designed development of the properties in this area.

Mr. Jacobs said that Application #12-03Z for a rezoning request from R-1 to C-1 is to allow for additional parking for the businesses in the strip center. The recommendation is for conditional approval with the conditions as follows:

1. Future Land Use Map with subject property shall be amended to commercial.
2. Future Land Use Map amendment #12-02 shall be approved to commercial as well.
3. Site lighting shall be designed so as not to glare into neighboring residential properties or rights of way
4. Future development will encourage shared driveways and internal connections to adjacent tracts.

Discussion was held regarding the impact this would have on the residential property in the area if this land was developed for anything but parking.

Alton Turner – 3991 River Road – Williamson, Georgia

Mr. Turner said they have a real need for additional parking. He has two units left and he is unable to find a tenant because they do not have adequate parking. He does not think they will ever build anything as long as the shopping is there because he is going to need the parking.

#### **MOTION**

Mr. Youmans made a motion to approve Application #FLA-12-01. 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.

#### **MOTION**

Mr. Youmans made a motion to approve Application #12-03Z with the conditions as recommended. 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.

#### **MOTION**

Mr. Youmans made a motion to approve Application #FLA-12-02. 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.

#### **EXTENSIONS OF PRELIMINARY PLATS**

Consider extension of preliminary plat for Lexington Place Subdivision – MRD, LLC, Owner – current preliminary plat expires October 9, 2012.

Ira K. McKee – McKee Firm – Suite 420 – 140 Vann Street – Marietta, Georgia

Mr. McKee said he was an attorney representing MRD, LLC. He advised that they have a clubhouse and a pool but need more time to develop the property further.

Mr. Jacobs said this is the standard request for extension and the recommendation is for a two-year extension.

#### **MOTION**

Mr. Ballard made a motion to approve extension of preliminary plat for Lexington Place Subdivision for two years. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion.

Consider extension of preliminary plat for The Village at Heron Bay – Cole Tract Associates, LP, Owner – current preliminary plat expires October 28, 2012.

Mr. Jacobs said staff recommendation is for approval for a two-year extension.

**MOTION**

Mr. Ballard made a motion to approve extension of preliminary plat for The Village at Heron Bay for two years. 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.

Consider extension of preliminary plat for Kristian Estates Subdivision – BKK Holdings, Inc. Owner – current preliminary plat expires October 28, 2012.

Mr. Jacobs said the recommendation is for a two-year extension.

**MOTION**

Mr. Ballard made a motion to approve extension of preliminary plat for Kristian Estates Subdivision for two years. 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.

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

Mr. Jacobs said the amendment was not noticed correctly and will have to be considered at the next meeting. No action was taken on this amendment.

**Amendment to UDO #A-12-06:** Article 1. General – Section 106:A – amend Uniform Development Standards adopted by Spalding County.

Mr. Jacobs said this amendment is to make corrections to bring the code up to date.

**MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-12-06. 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.

**Amendment to UDO #A-12-07:** Article 2. Definitions of Terms Used – Section 203:U – amend construction standards for Class C Manufactured Homes.

Mr. Jacobs said this is “dove tailing” off of the previous amendment. He reviewed the need to make this change to bring the code current.

**MOTION**

Mr. Ballard made a motion to approve Amendment to UDO #A-12-07. 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.

**CONCEPT PLAN**

Review Concept Plan for Family Dollar Store within TCC Overlay.

Mr. Jacobs reviewed the plans for the Family Dollar Store which is a proposed development within the Tri County Crossroads Overlay District. The TCC Overlay requires that the plan has to be reviewed by the Planning Commission for comment. The Planning Commission does not have to approve, only review.

**MINUTES**

Ms. Bailey made a motion to approve the minutes of the June 26, 2012 meeting. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion and Mr. Ballard abstaining because he was not present.

**ADJOURN**

The meeting was adjourned on a motion by Mr. Youmans and a second by Ms. Bailey with Ms. Bailey, 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