

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**December 11, 2012**

The Spalding County Planning Commission held its regular monthly meeting on December 11, 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; Frank Harris and John Youmans.

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

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 #12-05Z:** Olin Hunter, Owner – Robin Chandler, Agent – 1722 US Highway 41 South (2.80 acres located in Land Lot 120 of the 2<sup>nd</sup> Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mr. Jacobs said Mr. Chandler is in the process of working out a contract to purchase this tract of land from Mr. Hunter for the development of a mini-warehouse. The current zoning of C-1 does not allow for a mini-warehouse. The Future Land Use Map does show this area as planned for commercial use so it is consistent with the plans for the area. In reviewing the application, they find that the request will not increase the threat to the public health, safety and general welfare beyond acceptable measures. They recommend approval with the following conditions:

1. The site shall only be used as a mini-warehouse facility.
2. All facades of all structures facing the public rights-of-way shall be constructed with brick. This is in keeping with the current architectural standards which require brick, hardi-board or something along those lines.
3. Development plans shall include official statement from the Georgia Department of Transportation (GDOT) regarding the necessity for an acceleration/deceleration lane. He has received a statement from the Thomaston office of the GDOT advising that at the point in their analysis they are not requiring an acceleration/deceleration lane for this particular project. If the project changes to something else that would increase the traffic count, GDOT would review this. At the current time, this is GDOT right-of-way, and they are not requiring the acceleration/deceleration lane. They are encouraging a shared driveway.
4. All site lighting shall be designed so as not to glare onto neighboring residential properties or rights-of-way.
5. All outdoor storage shall be neat and orderly at all times.

Mr. Chandler spoke with them regarding the requirement for the brick or similar façade. He has a design for the office building that would look like a train depot. The construction would be all hardi-board. A concept plan for the proposed building was displayed for the members to review. There was also another option which was a brick two-story building that had storage on the second level. He still would recommend the brick façade because there are already buildings in the area that have the brick and they would like to keep this design for this area.

Mr. Youmans questioned the GDOT decision to not require an acceleration/deceleration lane for this area. Mr. Jacobs said he had those same thoughts, but they have sent a memo supporting the decision, and since it is their right-of-way, the county has no option. GDOT takes the position that the traffic counts do not warrant the requirement. Mr. Youmans said he feels this is a big mistake, but if there is nothing that can be done, there is no option.

Robin Chandler – 1305 Hannah’s Mill Road – Thomaston, Georgia

Mr. Chandler said he has talked with Mr. Wilkerson with GDOT in Thomaston, and he said since this will be a low-traffic count, they would not require an acceleration/deceleration lane. They will be sharing a driveway with Mr. Hunter. They plan to put lighting on the buildings and not on poles. They plan to do extensive landscaping and will be using black fencing rather than the silver chain link. He reviewed the plans for the building and the use of the hardi-board. He has talked with the neighbors at the back of the property and they have no objections to this project.

Mr. Harris raised the issue of buffering to protect the adjacent properties. He was on the Planning Commission when Mr. Hunter was given a rezoning on some of the other property in the area and Mr. Hunter promised to put a vegetated buffer to protect the neighbors and it never happened. This causes him concern. Mr. Chandler said he would put it in writing and have it notarized that he will make everybody happy as far as a green buffer or a privacy fence. Mr. Harris said he feels the Planning Commission has the responsibility to protect the neighbors from what happened with the previous rezoning. Mr. Jacobs advised Mr. Harris that there are ordinance currently in place and he will not be able to pass all of the reviews by the county without the proper buffers.

Mr. Youmans inquired about the brick façade issue. Mr. Jacobs said he prefers the brick but the hardi-board is supported by the guidelines. Mr. Youmans was reviewing his proposed plan and if you bring the hardi-board all the way to the ground level, it is not very desirable. If he would install a masonry accent, it would “dress it up” a little bit. Mr. Chandler said it would be on a brick foundation. He does not want it to look temporary. If the Planning Commission wanted, he could brick it up to the windows. Mr. Ballard said he feels the hardi-board is a good product. He would like to see the same product on the ends of the building rather than just on the front so the appearance would be the same on all sides that are visible.

**MOTION**

Mr. Ballard made a motion for conditional approval of Application #12-05Z based on the recommendations by staff with the exception of the requirement for the brick façade and approve the standards for materials as defined in the ordinance. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Glover, Mr. Harris, Mr. Johnson, and Mr. Youmans voting for the motion.

**EXTENSION PRELIMINARY PLATS**

Consider extension of preliminary plat for Walker’s Creek Subdivision – G4 Investments, Owner – current preliminary plat expires January 30, 2013.

Mr. Jacobs said this is a request for a two-year extension of a preliminary plat. The recommendation is for approval.

**MOTION**

Mr. Youmans made a motion to approve a two-year extension of the preliminary plat for Walker’s Creek Subdivision. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Glover, Mr. Harris, Mr. Johnson, and Mr. Youmans voting for the motion.

Consider extension of preliminary plat for Big Pines Farm Subdivision – Big Pines Farm, LLLP, owner – current preliminary plat expires January 30, 2013.

Mr. Jacobs said this is a request for a two-year extension of a preliminary plat. All conditions remain with an extension.

**MOTION**

Mr. Youmans made a motion to approve a two-year extension of the preliminary plat for Big Pines Farm Subdivision. The motion passed on a second by Mr. Glover with Mr. Ballard, Mr. Glover, Mr. Harris, Mr. Johnson, and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Glover made a motion to approve the minutes of the November 13, 2012 meeting. The motion passed on a second by Mr. Youmans with Mr. Ballard, Mr. Glover, Mr. Harris, Mr. Johnson, and Mr. Youmans voting for the motion.

**ADJOURN**

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

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Ed Johnson – Chairman

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Yvonne M. Langford - Recorder