

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**November 13, 2012**

The Spalding County Planning Commission held its regular monthly meeting on November 13, 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; 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 #12-04Z:** Sons Hyundai Real Estate, LLC, Owner – Jeff Royal, Agent – 3.15 acres off Manley Drive located in Land Lot 102 of the 3<sup>rd</sup> Land District – requesting a rezoning from AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

Jeff Royal – 3475 Oak Valley Road N.E. Atlanta, Georgia

Mr. Royal said approximately 10 months ago he had appeared before this board to request a rezoning on a tract of land on the North Expressway which had been a car dealership. Since that time the automotive business has been doing well at this location. The tenet has requested additional parking. This rezoning request is to get three additional acres for additional parking that the tenet requires. The application meets all the requirements for rezoning approval. There are some conditions and they have no problem with those conditions.

Chad Jacobs said the staff recommendation is for conditional approval. The conditions are as follows:

1. The site shall only be used as parking for the adjacent car dealership.
2. Site access shall not be permitted from Manley Drive.
3. All site lighting shall be designed so as not to glare onto neighboring residential properties or rights-of-way.
4. All outdoor storage shall be neat and orderly at all time.

**MOTION**

Mr. Ballard made a motion to approve Application #12-04Z with the conditions as recommended by staff. 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.

**MINUTES**

Mr. Youmans made a motion to approve the minutes of the October 30, 2012 meeting. The motion passed on a second by Mr. Glover with Mr. Ballard, Mr. Glover, Mr. Johnson, and Mr. Youmans voting for the motion and Mr. Harris abstaining because he was not present.

**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