

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
August 27, 2013

The Spalding County Planning Commission held its regular monthly meeting on August 27, 2013 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Bruce Ballard; Frank Harris and John Youmans. Sonny Eubanks was not present.

Also present were: Chad Jacobs, Community Development Director; Virginia Church, 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.

S/D #03-08: Consider extension of preliminary plat for Heron Bay – Pods JJ, KK and LL Subdivision – Cole Tract Associates, Owner – Expires September 25, 2013.

Mr. Jacobs said there are preliminary plats for subdivisions that have not completely built-out. Plats are required to be updated every two years. Everything is in order with this project, and the staff recommendation is for approval of a two-year extension.

MOTION

Mr. Harris made a motion to approve S/D #03-08. The motion passed on a second by Mr. Youmans with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

S/D #04-09: Consider extension of preliminary plat for Crestwick Subdivision – First National Bank, Owner – expires September 27, 2013.

Mr. Jacobs said the staff recommendation is for approval of this plat extension.

MOTION

Mr. Ballard made a motion to approve S/D #04-09. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

S/D #05-13: Consider extension of preliminary plat for Flint Mill Estates – Scarborough and Rolader Developments, LLC, Owner – Expires September 27, 2013.

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

MOTION

Mr. Youmans made a motion, seconded by Mr. Ballard, to approve S/D #05-13. The motion passed with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Amendment to UDO #A-13-03: Lift from the table – Article 15. C-2 Manufacturing – Section 1503A(34) – delete Commercial Livestock Processing as principal use; Section 1503:B(9) – add Commercial Livestock Processing as special exception use.

Amendment to UDO #A-13-04: Lift from the table – Article 15. C-2 Manufacturing – Section 1503:A(42) – delete Poultry Processing Plant as principal use; Section 1503:B(10) – add Poultry Processing Plant as special exception use.

Amendments to UDO #A-13-03 and #A-13-04 were discussed together and voted separately.

MOTION

Mr. Youmans made a motion to lift Amendment to UDO #A-13-03 from the table. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Youmans made a motion to lift Amendment to UDO #A-13-04 from the table. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Mr. Jacobs said, per the request at the last meeting, staff researched some of the larger tracts in the county. They researched five tracts; three are undeveloped, one is owned by the Industrial Development Authority and one on Pine Hill is partially developed. He further stated that they had reviewed the language as presented last month and have decided to use a 50-acre minimum lot size. That is the only thing that was changed in the amendment as presented last month.

MOTION

Mr. Harris made a motion, seconded by Mr. Youmans, to approve Amendment to UDO #A-13-03. The motion passed with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Ballard made a motion to approve Amendment to UDO #A-13-04. The motion passed on a second by Mr. Youmans with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Amendment to UDO #A-13-06: Appendix A. Subdivision Ordinance – Article 5. Required Development Standards – Section 501 – add provision requiring a lot and foundation survey prior to the issuance of a building permit.

Mr. Jacobs said there have been some issues regarding older platted subdivisions where some of the homes met the minimum requirements of the ordinance at the time but when built did not meet the minimum setback requirements and in some instances went over a line. They want to incorporate some language in the UDO that would prevent this in the future so a home is put on the land where it is supposed to be built. They want to require a survey that will establish the setbacks. They would also have to sign an affidavit affirming that they are going to build in accordance to the plan submitted. Sun City is requiring this under their criteria. Henry and Fayette Counties are following a similar plan.

Ms. Church said this will give the County some protection against any potential liability. If a house is built in the wrong place and there is no ordinance requiring certain things, then there is no way to check what is done. The affidavit puts all the responsibility back on the owner or builder.

Discussion was held regarding the best time in the development to require documentation regarding the site location for the building. Each county has a variation of the requirement. This requirement includes any permanent structure.

MOTION

Mr. Harris made a motion to approve Amendment to UDO #A-13-06. The motion passed on a second by Mr. Youmans with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MINUTES

Mr. Youmans made a motion to approve the minutes of the July 30, 2013 meeting. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Johnson, Mr. Harris 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. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Ed Johnson – Chairman

Yvonne M. Langford - Recorder