

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
October 29, 2013

The Spalding County Planning Commission held its regular monthly meeting on October 29, 2013 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Sonny Eubanks; Frank Harris and John Youmans. Bruce Ballard was not present.

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 #13-04Z: R & B Portable Solutions, LLC, Owner – 1260 Enterprise Way (1.376 acres) and 1278 Enterprise Way (2.272 acres) located in Land Lot 117 of the 2nd Land District – requesting a rezoning from C-1, Highway Commercial, to C-1B Heavy Commercial.

Mr. Jacobs said this application is to move from one commercial zoning district to another. The differences between C-1 and C-1B are minimal with the major difference being that in C-1B outdoor storage is allowed. They want to be able to place outdoor storage units for sale on the property. It is already developed as a mini-warehouse facility which is currently a legal non-conforming use. If this zoning is approved, it will bring that into conformity. This zoning has been common in the area for the past four or five years. The staff recommendation is for conditional approval with the conditions as follows:

- a. All outdoor storage shall be neat and orderly at all times;
- b. The existing office trailer shall be moved to meet front yard setbacks, or a variance applied for and approved;
- c. All portable storage buildings shall comply with all setback lines;
- d. Any expansion of the existing mini-warehouse use shall be compliant with current Spalding County development code standards.

Mr. Eubanks raised the issue regarding when the current zoning was developed and when the mini-warehouse buildings were put on the property. Mr. Jacobs noted that the buildings predated the current zoning, and they are currently “grandfathered”.

Mr. Youmans said he is aware the storage buildings have been there a long time and he wanted to know if there are currently development standards for storage facilities. The current storage units do not have floors. This is one of the shabbier properties in this area. If this zoning is approved and it is not kept neat, can the zoning be withdrawn? It appears this is going to give the property owners more “junk” out there. Diversified is in this area, but they keep their yard neat. Wade Ford Tractor is in the area, and they keep their yard neat. The properties that are non-conforming in the area are the ones that look the worst and this property is one of those.

Mr. Galloway said there should not be placed a condition on the property that would have a zoning reversion. The county has authority to bring up a property for rezoning at any time as long as they comply with the law. He does not like zoning reversion clauses that are automatic because they are separate zoning decision. By seeking rezoning, the owner is asking the county to approve something, and if there are aesthetic conditions that need to be addressed, they can be addressed as conditions now.

Mr. Youmans said his concern is that there are some businesses in the area that have taken care of their properties. This property does not have eye appeal, and he is concerned that if this application is approved, it will be “setting the bar low”. The Authority spent a lot of time and effort to set standards regarding how the by-pass is going to develop and this is only a mile away from that area. This is a source of concern for him.

Jim Robinson – 981 Highway 42 South – Jackson, Georgia

Mr. Robinson said he works for R & D Portable Solutions in Jackson, Georgia. They want to place portable structures on this property for sale. They do not intend to store anything in the units. They are for display. They are not expanding their storage facilities. The manufacturing will be done at their facilities in Jackson, Georgia. They want a nice, pretty place to show their products. They have already made arrangements to do clearing. They will be clearing the fence lines. They are going to extremes to make the place look nice. They plan to improve the current buildings as they go along. They have locations in Jackson, Georgia and Macon, Georgia that are very well kept. They are making a large investment at this location and to get the return they need it will have to be well maintained.

A lengthy discussion was held regarding the application and the Planning Commission members wanted to see a more detailed plan of the improvements that are going to be made prior to considering approval.

MOTION

Mr. Eubanks made a motion to table Application #13-04Z. The motion passed on a second by Mr. Youmans with Mr. Eubanks, Mr. Harris, Mr. Johnson, and Mr. Youmans voting for the motion.

S/D #05-05: Consider extension of preliminary plat for Pinelea Road Extension Subdivision – Marshall Pape, Owner – expires October 30, 2013.

Mr. Jacobs said this is a preliminary plat extension due to the economy. The request is for a two-year extension of the preliminary plat. Mr. Pape called and expressed regret that he would not be able to make the meeting due to health conditions of his wife. The staff recommendation is for approval.

MOTION

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

Mr. Harris said in reviewing some records during his last term on the Planning Commission, he noted they were offered training seminars and he would like to be able to take advantage of that again.

Mr. Jacobs said he shared Mr. Harris’s concern, but the current County budget did not accommodate training for the board members. The funds they have for training are currently used for staff members that are required to keep up their certifications and licenses. He reviewed some activity in the county regarding new construction and this might bring in revenue that will improve the budget situation. He will review his budget to see if they might be able to work toward training for the members.

MINUTES

Mr. Youmans made a motion to approve the minutes of the August 27, 2013 meeting. The motion passed on a second by Mr. Harris with Mr. Eubanks, 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. Harris with Mr. Eubanks, Mr. Harris, Mr. Johnson, and Mr. Youmans voting for the motion.

Ed Johnson – Chairman

Yvonne M. Langford - Recorder