

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**December 10, 2013**

The Spalding County Planning Commission held its regular monthly meeting on December 10, 2013 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Vice-Chairman, presiding; Bruce Ballard; Sonny Eubanks and Frank Harris. Ed Johnson was not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Attorney and Yvonne Langford to record the minutes.

Mr. Youmans 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: Lift from the table** - 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 2<sup>nd</sup> Land District – requesting a rezoning from C-1, Highway Commercial, to C-1B Heavy Commercial.

**MOTION**

Mr. Harris made a motion, seconded by Mr. Ballard, to lift Application #13-04Z from the table. The motion passed with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Jim Robinson – 2062 Tiffany Lane – Jonesboro, Georgia

Mr. Robinson is the sales manager for R & B Portable Solutions. Mr. Robinson said this property was purchased with the mini storage units already on site. They want to continue to operate the mini storage units and they want to use the property to house portable storage units for sale to the public. They have various size storage buildings that they manufacture and they want to display the buildings so the purchaser can see the various products that are available. Some of the buildings are sold on site and some are special ordered. The mini storage area will still be operated as storage warehouses. They are metal buildings with rollup doors. People have 24-hour access to these units.

Chad Jacobs said R & D had prepared a site plan for this operation. They have identified the location of the storage buildings. It will have a gravel drive. They have prepared a landscaping plan which will have 2” caliper trees with crepe myrtles in between. In addition to the 2” caliper trees he is recommending they add some additional shrubbery to give it more appeal. The staff recommendation is for conditional approval. The conditions are as follows:

- a. All outdoor storage shall be neat and orderly at all times; the buildings shall be stored in orderly rows with an access drive between the rows.
- 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;
- e. Proposed trees shall be installed pursuant to site plan;
- f. Shrubby shall be installed at the rate of three, 3-gallon shrubs between each proposed tree, a total of 30;
- g. The landscaping shall be installed within 45 days of zoning approval.

Mr. Jacobs said that condition “g” was not on the information provided prior to the meeting but he would like to have that included to provide a timeframe in which the work will need to be completed.

Discussion was held regarding enforcing the buffers and the required landscaping. Mr. Jacobs said the reason for the conditions is to give the County more opportunity to enforce the requirements.

**MOTION**

Mr. Eubanks made a motion to approve Application #13-04Z with the conditions as recommended by staff to include condition “g”. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**S/D #06-01:** Consider approval of revised preliminary plat for Sun City Peachtree Subdivision - Pulte Home Corporation, Owner – 3,333 lots.

Mr. Jacobs said the only change in the preliminary plat is an addition of phase lines to pods 29 and 31. Everything else is the same, and the staff recommendation is for approval.

**MOTION**

Mr. Ballard made a motion to approve S/D #06-01. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Harris made a motion to approve the minutes of the November 12, 2013 meeting. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**ADJOURN**

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

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Ed Johnson – Chairman

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Yvonne M. Langford - Recorder