

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
July 29, 2014

The Spalding County Planning Commission held its regular monthly meeting on July 29, 2014 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chair, presiding; Bruce Ballard; Sonny Eubanks; Frank Harris and John Youmans.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning 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 #04-06: Consider extension of preliminary plat for Dundee Manor Subdivision – High Top Holdings, Owner – current preliminary plat expires July 27, 2014.

This is a request for an extension of the preliminary plat for an additional two years. Everything in the plat meets the current ordinance, and the staff recommendation is for approval.

MOTION

Mr. Harris made a motion to approve S/D #04-06. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Application #FLA-14-02: Cecil O. and Dorothy S. McAdams have requested a future land use map change from Low Density Residential and Open Space Network to Agriculture of the following: 1649 Carver Road (3.03 acres), 1663 Carver Road (2.06 acres) and 1725 Carver Road (86.532 Acres) located in Land Lot 86 of the 2nd Land District.

Application #14-02Z: Cecil O. and Dot S. McAdams, Owners, – 1649 Carver Road (3.03 acres located in Land Lot 86 of the 2nd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1 Agricultural and Residential.

Application #14-02AZ: Dorothy S. McAdams, Trustee of the Dorothy S. McAdams Revocable Trust, Owner - – 1663 Carver Road (2.06 acres located in Land Lot 86 of the 2nd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1 Agricultural and Residential.

Application #14-02BZ: Dorothy S. McAdams, Trustee of the Dorothy S. McAdams Revocable Trust, Owner - – 1725 Carver Road (86.532 acres located in Land Lot 86 of the 2nd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to AR-1 Agricultural and Residential.

Mr. Johnson said these four applications will be discussed together and voted separately.

Dorothy S. McAdams – 1725 Carver Road

This application is so that Ms. McAdams can repair her barn and have horses on her property.

Mr. Jacobs said these applications are almost identical to the applications from Mr. Addis considered at a previous meeting. The land-use map change being requested for the same reasons. The staff recommendation is for denial due to the time and effort that has gone into the comprehensive planning and the associated land use map, siting the existing subdivisions that are in the area and the effort from a planning standpoint for service delivery for the added density and potential density. This could cause a

negative planning precedent. The staff also recommends denial of the three applications for zoning changes because they are inconsistent with the land-use map.

Mr. Johnson said since the previous application was considered, he has done some research on possible solutions for this situation. He found what he feels is a great solution in the Fayette County ordinance. In Section 527 of their Ordinance, they allow the raising and keeping of not more than one horse on a lot consisting of a minimum of three acres and one additional horse for each additional acre on any lot on which single-family residential is a permitted use. He contacted Planning and Zoning in Fayette County and they advised they have had no issues with this ordinance. This is what Spalding County needs to resolve this issue.

Mr. Jacobs said, as was expected when the previous application was approved, this application was submitted immediately. Mr. Eubanks sent him some information regarding this same issue. He shares the concerns of the Planning Commission because more of these requests will be received and they need to find a way to accommodate horses other than in AR zonings.

A lengthy discussion was held regarding potential solutions to the problem without changing the zoning map. Discussion was also held regarding the conservation issue with these properties. It was decided to table these applications until the zoning and conservation issues could be addressed by the county.

MOTION

Mr. Youmans made a motion to direct the staff to develop an ordinance to provide for horses in the residential zoning. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Harris made a motion to table Application #FLA-14-02. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Harris made a motion to table Application #14-02Z. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Youmans made a motion to table Application #14-02AZ. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MOTION

Mr. Harris made a motion to table Application #14-02BZ. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Ms. McAdams still expressed concern over the conservation issue. Mr. Galloway advised her that the Planning Commission has no jurisdiction regarding the conservation tax issue and that she would have to address that separately. She will have the option to continue to pursue the zoning change at the next meeting if that was her decision.

Application #14-03Z: Duana Smith, Owner – 1553 and 1555 Williamson Road (0.68 acres located in Land Lot 109 of the 2nd Land District) – requesting a rezoning from R-3, Multiple Family District, and O & I, Office and Institutional District, to C-1, Highway Commercial.

Duana Smith – 1555 Williamson Road

Ms. Smith said she has an office building on Williamson Road that was an office for an attorney for approximately 15 years. Last year he moved to Peachtree City and the building has been vacant since that

time. She has someone that would like to use the building for a beauty salon and needs this zoning change to accommodate that use.

Mr. Jacobs said the staff recommendation is for approval.

MOTION

Mr. Harris made a motion to approve Application #14-03Z. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Amendment to UDO #A-14-05: Article 4. General Procedures – Section 419:G(1)(a) – amend building permit fee per dwelling unit.

Mr. Jacobs said this ordinance is to provide for an increase in building permit fees for residential housing. In researching the records the last fee increase was in June of 2000. These fees have not kept pace with inflation. The current fee is a \$25.00 base plus \$.20 per square foot under roof. They are requesting an increase in the square footage fee to \$.22 with the base fee remaining at \$25.00.

MOTION

Mr. Ballard made a motion to approve Amendment to UDO #A-14-05. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

MINUTES

Mr. Ballard made a motion to approve the minutes of the May 27, 2014 meeting. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Eubanks, 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. Eubanks, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Ed Johnson – Chair

Yvonne M. Langford - Recorder