SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
May 27, 2014

The Spalding County Planning Commission held its regular monthly meeting on May 27, 2014 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; 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.

S/D #06-05: Consider extension of preliminary plat for Macon Road Townhomes – First National Bank, Owner – Current preliminary plat expires May 30, 2014.

MOTION
Mr. Harris made a motion to approve S/D #06-05. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Amendment to UDO #A-14-04: Article 22B, TCC Tri County Crossing Overlay District – amend boundaries of the TCC District.

Mr. Jacobs said this amendment is to correct conflicts regarding the TCC Overlay District and to add language regarding the boundaries. They anticipate discussing some boundary adjustments in the near future.

MOTION
Mr. Youmans made a motion to approve Amendment to UDO #A-14-04. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

Mr. Jacobs reported on the action regarding Mr. Addison's property on Carver Road. He relayed the information from the Planning Commission regarding trying to consider other options for this particular application and also gave them the staff's recommendation. At last month's County Commission meeting they agreed to allow the staff and the attorney to look at other options. After some discussion he and Mr. Galloway agreed to provide, as a secondary option to be considered, to go to rural reserve rather than agriculture. The AR-2 would give them the equestrian ability along with hay farming as associated uses. It would not fix the density concerns but it removed some of the agricultural concerns. This was the quickest and cleanest compromise they could find. After a lengthy discussion the County Commissioners voted to grant the AR-1 status and they went through a myriad of conditions. It became very convoluted and difficult and they finally conditioned it on no commercial chicken houses. There are concerns that this will "open the door" for more of this to surface.

Mr. Youmans noted that Mr. Addison's plan is to sell in five years and the next owner will have AR-1. Mr. Jacobs said the County Commissioners were made aware of the possibilities and the staff concerns. Mr. Galloway reviewed the research they had done regarding this application.

Mr. Youmans said he understands it would require a review and reclassification of a lot but it would be great if there is some type residential agricultural zoning.

Mr. Jacobs said he feels it is time to do something. He is concerned about the R zoned properties in the east and northeast sections of Spalding County. Handling this application does not alleviate his concerns. There are continuing concerns regarding the agricultural zoning. Something needs to be done. People have concerns regarding the way foods are raised and are wanting to have more agricultural uses at their homes. There is a need to discuss what can be done to help with these issues.

MINUTES

Mr. Youmans made a motion to approve the minutes of the March 25, 2014 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. Youmans and a second by Mr. Ballard with Mr. Ballard, Mr. Johnson, Mr. Harris and Mr. Youmans voting for the motion.

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Ed Johnson – Chairman

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Yvonne M. Langford - Recorder