

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**October 28, 2014**

The Spalding County Planning Commission held its regular monthly meeting on October 28, 2014 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Vice-Chair, presiding; Sonny Eubanks and Frank Harris. Bruce Ballard and Ed Johnson were not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning 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.

**S/D #08-03:** Consider extension of preliminary plat for The Village at Heron Bay – Cole Tract Associates, L.P., Owner – current preliminary plat expires October 28, 2014.

Mr. Jacobs said this is the usual request for extension of a preliminary plat. This project was slowed due to the economy. It is one of the subdivisions that is active again. Approximately 12 permits have been issued recently. The staff recommendation is for approval of the extension.

**MOTION**

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

**S/D #08-04:** Consider extension of preliminary plat for Kristian Estates Subdivision – BKK Holdings, LLC, Owner– current preliminary plat expires October 28, 2014.

Mr. Jacobs said this is for an extension of a preliminary plat and the staff recommendation is for approval.

**MOTION**

Mr. Eubanks made a motion to approve S/D #08-04. The motion passed on a second by Mr. Harris with Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**Application #14-04Z:** Ed, Jr. and Maria Johnson, Owners – 600 Hamil Road (40.87 acres located in Land Lot 228 of the 3<sup>rd</sup> Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1 Agricultural and Residential.

**Application #14-04AZ:** Ed and Maria Johnson, Owners – Hamil Road (2.212 acres located in Land Lot 228 of the 3<sup>rd</sup> Land District) – requesting a rezoning from R-2, Single Family Residential, to AR-1 Agricultural and Residential.

Mr. Youmans stated that Applications #14-04Z and #14-04AZ will be discussed together and voted separately.

Ed Johnson – 600 Hamil Road – Griffin, Georgia

Mr. Johnson said this rezoning is being requested so they can have a farm. They want to raise and sell crops.

Mr. Jacobs said this is a simple request. In reviewing the application the request for both tracts is consistent with the Future Land Use Map and the recommendation is for approval.

**MOTION**

Mr. Harris made a motion to approve Application #14-04Z. The motion passed on a second by Mr. Eubanks with Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**MOTION**

Mr. Harris made a motion to approve Application #14-04AZ. The motion passed on a second by Mr. Eubanks with Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**Application #14-05Z:** Bankston Properties, LLC, Owner – Spalding County Board of Commissioners, Agent – Williamson Road (30.366 acres located in Land Lots 76 and 77 of the 2<sup>nd</sup> Land District) – requesting a rezoning to O & I, Office and Institutional.

Mr. Jacobs said this property is currently going through a de-annexation process. It is located in the City. The City is providing support for the request. This is for a VA facility that will assist military women that have experienced various types of sexual abuse. As a result many have become dependent on drugs and alcohol. They intend to create a counseling type setting to assist them. This has support all the way from Washington, DC to local support. The funding mechanism they are using will not allow them to be located in the city. By de-annexing this from the city limits the funding will be allowed. When the de-annexation is complete the zoning will have to be approved by Spalding County. The recommendation is that the property be zoned O & I, Office and Institutional because it will allow the use that is being requested and protect the location from industrial development. This facility will be for women veterans only. The property will be privately owned and will be leased to the VA and the property will remain on the tax digest. Plans are that this will be a central facility for the counseling, recreation and eating and housing will be in individual cabins/cottages.

**MOTION**

Mr. Eubanks made a motion to approve Application #14-05Z. The motion passed on a second by Mr. Harris with Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**Amendment to the UDO #A-14-07:** Appendix A. Subdivision Ordinance – Section 406:C – Amend review of construction plans.

Mr. Jacobs said this application is to correct a conflict in the UDO with the policy.

**MOTION**

Mr. Harris made a motion to approve Amendment to the UDO #A-14-07. The motion passed on a second by Mr. Eubanks with Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Discussion was held regarding plans for reviewing the Future Land Use Map.

**MINUTES**

Mr. Eubanks made a motion to approve the minutes of the September 30, 2014 meeting. The motion passed on a second by Mr. Harris with Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

**ADJOURN**

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

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Ed Johnson – Chair

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Yvonne M. Langford - Recorder