

Agenda

Spalding County Planning Commission

February 28, 2017

7:00 PM

**Spalding County Annex Building, 119 East
Solomon Street, Room 108**

A. Call to Order

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Planning Commission. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

B. New Business:

1. **Amendment to UDO #A-17-01:** Article 2. Definitions of Terms Used - Section 202:HHH'1 - add definition for shooting range, indoor; Article 12. C-1 Highway Commercial - Section 1203:B(7), Article 14. C-1B Heavy Commercial - Section 1403:B(3), Article 14A. C-1C Manufacturing - Light - Section 1403A:B(7), and Article 15. C-2 Manufacturing - Section 1503:B(11) - add provision for shooting range, indoor.
2. **Amendment to UDO #A-17-02:** Article 23. Official Zoning Map - Section 2303:E - Semi-Annually adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

C. Approval of Minutes:

3. Consider approval of January 31, 2017 minutes.

D. Other Business:

4. Consider conceptual plan for proposed RaceTrac within TCC Overlay District.

E. Adjournment



SPALDING COUNTY PLANNING COMMISSION Amendment to UDO #A-17-01

Requesting Agency

Office of Community Development

Requested Action

Amendment to UDO #A-17-01: Article 2. Definitions of Terms Used - Section 202:HHH'1 - add definition for shooting range, indoor; Article 12. C-1 Highway Commercial - Section 1203:B(7), Article 14. C-1B Heavy Commercial - Section 1403:B(3), Article 14A. C-1C Manufacturing - Light - Section 1403A:B(7), and Article 15. C-2 Manufacturing - Section 1503:B(11) - add provision for shooting range, indoor.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The adoption of this text amendment will amend the Unified Development Ordinance (UDO) to allow definition for shooting range, indoor and amend the C-1, C-1B, C-1C and C-2 zoning districts to add provision for shooting range, indoor as a special exceptional use.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**APPROVAL****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amendment to UDO #A-17-01	2/9/2017	Backup Material

IN RE:

Text Amendment #A-17-01

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on the ___ day of _____, 2016 pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 2 Definitions of Terms Used to appear as Section 202(HHH'1):

Shooting range, indoor: an indoor facility for the safe shooting of firearms that complies with the technical and operational standards of The 2012 National Rifle Association ("NRA") Range Source Book, regardless of whether the facility is open to the general public or open only to private membership.

Section 2: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 12 C-1 Highway Commercial to appear as Section 1203(B)(7):

Shooting range, indoor.

Section 4: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 14 C-1B Heavy Commercial to appear as Section 1403(B)(3):

Shooting range, indoor.

Section 5: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 14A C-1C Manufacturing – Light to appear as Section 1403A(B)(7):

Shooting range, indoor.

Section 6: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 15 C-2 Manufacturing to appear as Section 1503(B)(11):

Shooting range, indoor.

Section 7: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 8: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.



SPALDING COUNTY PLANNING COMMISSION Amendment to UDO #A-17-02

Requesting Agency

Office of Community Development

Requested Action

Amendment to UDO #A-17-02: Article 23. Official Zoning Map - Section 2303:E - Semi-Annually adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The adoption of this text amendment will update the UDO with respect to updates made to the Official Zoning Map.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**APPROVAL****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amendment to UDO #A-17-02	2/9/2017	Backup Material

IN RE:

Text Amendment #A-17-02

AMENDMENT TO THE ZONING ORDINANCE OF SPALDING COUNTY

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and has amended said Ordinance subsequently; and

WHEREAS, the Zoning Administrator, in conjunction with the Planning Commission, has deemed it advisable to recommend amendment to a portion or portions of the Zoning Ordinance of Spalding County; and

WHEREAS, such proposed text amendment to the Zoning Ordinance of Spalding County was reviewed by the Spalding County Planning Commission, and a hearing on the text amendment was conducted by the Board of Commissioners of Spalding County, Georgia on _____, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia, is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: A new paragraph shall be added to Section 2302(E) of “Official Zoning Map Spalding County, Georgia (Official Map)” of the Zoning Ordinance of Spalding County as follows:

A new Official Map was adopted on _____, which will replace the previous Official Map.

Section 2: The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment to the Zoning Ordinance of Spalding County, Georgia.

Section 3: The Zoning Administrator is authorized and directed to enter such notice of the amendment to the Zoning Ordinance of Spalding County, Georgia accordingly.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.



SPALDING COUNTY PLANNING COMMISSION
Approval of January 31, 2017 Minutes

Requesting Agency

Office of Community Development

Requested Action

Consider approval of January 31, 2017 minutes.

Requirement for Board Action

Is this Item Goal Related?


No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

Description	Upload Date	Type
 PC 01-31-17 Minutes	2/9/2017	Backup Material

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
March 31, 2017

The Spalding County Planning Commission held its regular monthly meeting on January 31, 2017 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Bruce Ballard; Walter Cox; Sonny Eubanks and Frank Harris.

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, introduced the members of the Planning Commission and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

ELECTION OF CHAIR

Mr. Eubanks nominated Mr. Youmans for chair. Mr. Ballard seconded the nomination.

MOTION

Mr. Eubanks made a motion to close the nominations and declare Mr. Youmans elected by acclamation. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Cox, Mr. Eubanks, and Mr. Harris voting for the motion with Mr. Youmans abstaining.

ELECTION OF VICE-CHAIR

Mr. Eubanks nominated Mr. Ballard for Vice-Chair. Mr. Youmans seconded the nomination.

MOTION

Mr. Eubanks made a motion to close the nominations and declare Mr. Ballard elected by acclamation. The motion passed on a second by Mr. Youmans with Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion with Mr. Ballard abstaining.

Application #16-04Z: Bunzl Trusts Spalding Property, LLC, Owner – the Joiner Law Firm, P.C., Agent – 2010 North McDonough Road (2 acres located in Land Lot 79 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential to C-1, Highway Commercial.

Mr. Jacobs said this request is for a 3500 SF convenience store and gas station along with an additional 4500 SF of retail space. He identified the location in the area. This request complies with the two-acre crossroad conventional component of the future land use map of the C-1 Highway Commercial zoning. The staff recommendation is for approval. They will have to comply with all of the development criteria as indicated in the development ordinance.

Discussion was held regarding the traffic issue and the potential for future road expansion at this intersection. Mr. Jacobs said this is already a high-traffic area. The staff will have to deal with the traffic in and out as well as accel/decel lanes of the project during the site plan approval process.

Mr. John Joiner – 1127 Pine Valley Road was present to answer questions.

Mr. Mark Peek – 754 East College Street was present but did not speak

MOTION

Mr. Ballard made a motion to approve Application #16-04Z. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Cox, Mr. Eubanks, Mr. Harris and Mr. Youmans voting for the motion.

Application #16-05Z: Shield of Faith Christian Center, Inc., Owner – Brenda Gibbons, Agent – 920 Harlow Avenue (0.74 acres located in Land Lot 17 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential to C-1B, Heavy Commercial.

Brenda Gibbons – 2860 Church Street – East Point, Georgia

Ms. Gibbons said this application is to rezone to build an 8000 SF facility and provide additional parking for the Shield of Faith Christian Center. The proposed improvements will not pose any negative impact on the surrounding properties. The property has a residential structure they want to keep. The proposed zoning will not diminish the value of any of the surrounding property. It will eliminate the on-street parking that currently occurs.

Christopher Clark – 916 Harlow Avenue

Mr. Clark said the new building and the additional parking will be placed behind the current church building on the property. This should not cause any problems

James Bailey – 3755 Mangum Lane

Mr. Bailey said he is present in support of this application.

Mr. Jacobs gave the staff report. This facility was converted to a church which originally required variances. They want to add an additional 8000 SF facility, provide additional off-street parking and keep the residential structure for church and associated purposes as well. The current zoning requires four acres for a church. If you combine these two tracts, it is a little over two acres. C-1B or C-1 zoning requires 2 acres. They want this zoning to reduce the need for some variances. This application is consistent with the land use map. This area is going through a change and it should be safe to approve this zoning request. The recommendation is for conditional approval. The conditions are as follows:

1. .827 acre tract locate at 920 Harlow Avenue shall be combined with adjacent 1.9 acre tract located at 916 Harlow Avenue;
2. Zoning shall be tied to church and associated uses only;
3. All site lighting shall be designed so as not to glare onto adjacent residential properties.

Discussion was held regarding the traffic issues and parking at this church. It is anticipated that the increased parking will ease that situation.

MOTION

Mr. Ballard made a motion to approve Application #16-05Z with the conditions as recommended by staff. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Cox, 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.

Mr. Jacobs said Pulte Home Corporation has installed a culvert north of the amenity center and installed Pods 10, 11 & 12. There was a slight discrepancy in the cul-de-sac street that was on the original preliminary plat. The numbers of lots did not change. This is a cul-de-sac versus not having a cul-de-sac. They revised the preliminary plat to show this change. The staff recommendation is for approval.

MOTION

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

MINUTES

Mr. Cox made a motion to approve the minutes of the October 25, 2016 meeting. The motion passed on a second by Mr. Harris with Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion and Mr. Eubanks and Mr. Ballard abstaining because they were not present.

MINUTES

Mr. Eubanks made a motion to approve the minutes of the December 13, 2016 meeting. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Cox, Mr. Eubanks and Mr. Harris voting for the motion and Mr. Youmans abstaining because he was not present.

OTHER BUSINESS

Consider conceptual plan for proposed RaceTrac within TCC Overlay District.

Mr. Jacobs said the RaceTrac will be considered at a future meeting. They are not ready yet but the members need to study the TCC Overlay District requirements prior to adoption or approval of any plan or any development in the Overlay District. They are drafting a plan for the members to consider. They will probably be ready for the February meeting

Mr. Youmans said he has an issue that needs to be discussed. He has talked with a citizen regarding the longest cul-de-sac in the County. The issue is regarding a special exception that was approved along this cul-de-sac. The issue is that the people that live on the cul-de-sac never saw the sign noticing the proposed special exception. They feel the fair thing in the future would be to post the sign so that the people coming in and out of the cul-de-sac would see it. Mr. Jacobs said the sign goes on the property that is going to be rezoned or going to be considered for a special exception. A letter is also sent to adjacent property owners. It is difficult to know how far to extend the area of notification. They need to make certain they do not violate any regulations.

Newton Galloway said, if done, it would have to be in addition to the requirements in the zoning procedural law. It would be an extra requirement imposed. There would be no legal impediment to impose this as an additional signage requirement over and above what is required. This action was a special exception for a shooting range on a 25-acre tract of property. The property owner, with this application, presented signed support documents from most of the people up and down the cul-de-sac. That became a significant factor in how the application was received. The staff recommendation was strongly against approval and the Board approved the request. If the Planning Commission wishes, an ordinance can be drafted to add a signage requirement at the

front of the cul-de-sac for consideration. It would create additional expense that would have to be considered in setting the application fees.

The Planning Commission members discussed the issue and agreed to request an ordinance be drafted for consideration.

ADJOURN

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

John Youmans – Chair

Yvonne M. Langford - Recorder



SPALDING COUNTY PLANNING COMMISSION

**Consider conceptual plan for proposed RaceTrac within
TCC Overlay District**

Requesting Agency

Office of Community Development

Requested Action

Consider conceptual plan for proposed RaceTrac within TCC Overlay District.

Requirement for Board Action

Section 2206B:C

Is this Item Goal Related?

No

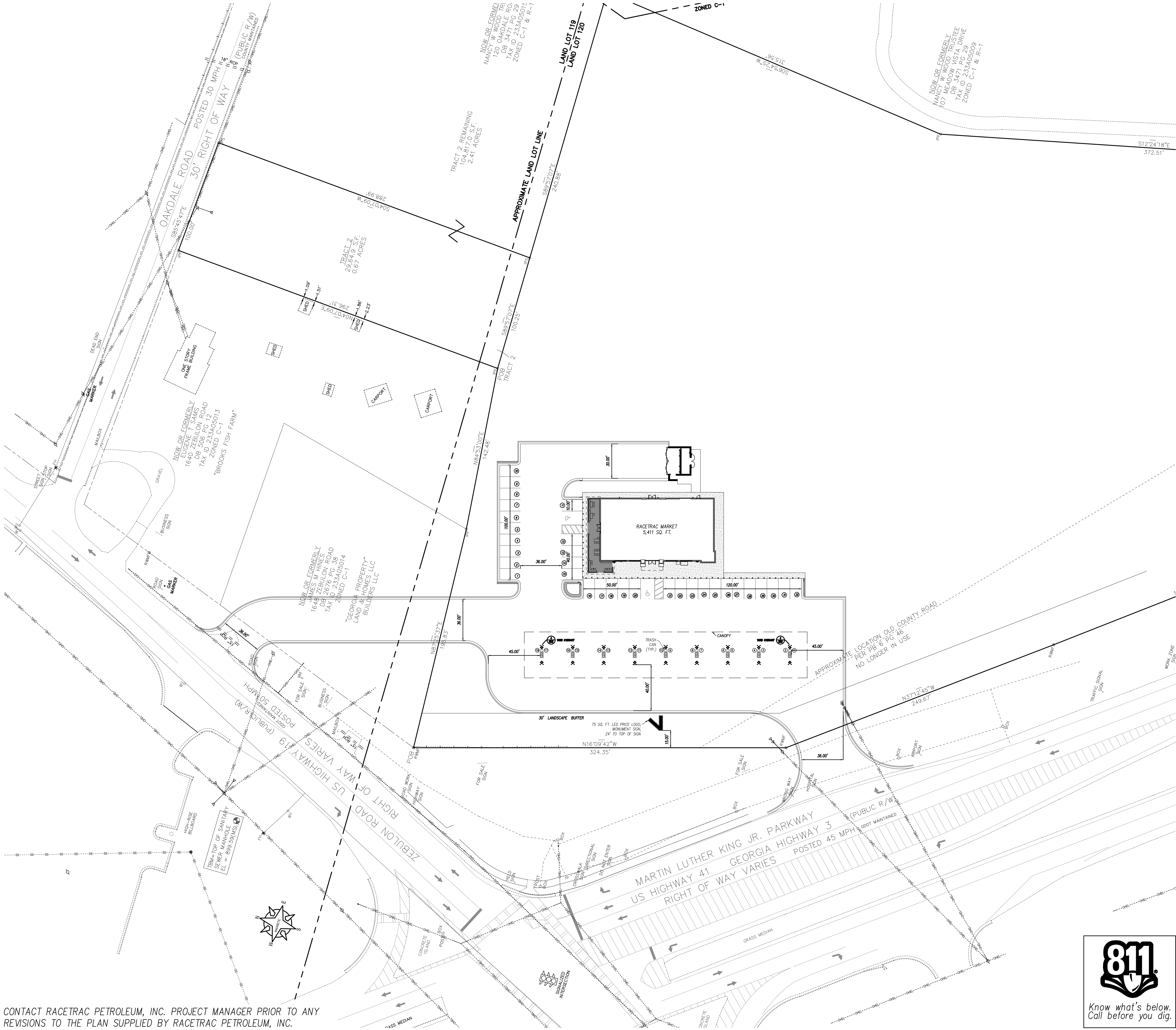
Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

Description	Upload Date	Type
📎 Site Plan	2/21/2017	Backup Material



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.



ESTIMATED COST ANALYSIS	
PROPERTY:	
DEVELOPMENT (ENG/SURVEY):	
STANDARD BUILDING COST:	
STANDARD SITE COST:	
ROW IMPROVEMENT COST:	
TOTAL COST:	

SITING PLAN		RACETRAC MARKET		US 41 @ US 19 Griffin, Georgia Spalding County		DRAWN-BY DATE SCALE DRAWING NAME: 1242-RTS.5.dwg		TRHODES 02/03/2017 1" = 40' 2		SHEET NO. VERSION	
RACETRAC		RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD SUITE 100 ATLANTA, GA 30339 (770) 431-7600		THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.		NO.		DATE			