

SPALDING COUNTY PLANNING COMMISSION
Minutes
June 25, 2024

The Spalding County Planning Commission held its regular monthly meeting on June 25, 2024, convening at 6:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were John Youmans, Nick Allen, and Frank Harris. Bruce Ballard and Mary Louise Upshaw were not in attendance.

Also, present were Steve Ledbetter, Ph. D., Sylvia Redic, Community Development Director, Ragan Jones, County Clerk, and Newton Galloway, County Zoning Attorney.

Mr. Youmans called the meeting to order at 6:00 p.m. and invited those who might wish to speak on any of the applications to come forward and sign the request form.

A. Call to Order

B. New Business:

1. **FLUMA 24-01A:** McLeroy Inc, Owner; Dee McLeroy, Agent; 1279 Maloy Road, 2831 Williamson Road, and 2833 Williamson Road (Approximately 32.9 acres located in land lot 43 of the 2nd land district).

Jerime Buffington with Paragon spoke on behalf of the applicant. He was the only member of the public signed up to speak. Mr. Buffington stated the project was a convenience store on more than 30 acres and that the store had space to rent out for restaurants and retail.

Staff Report:

Director Redic highlighted the staff report that C-1 was not deemed compatible with the character area of Rural Neighborhood as defined in the 2024 Comprehensive Plan. She further explained that the area was designated a Community Crossroads which called for developments similarly scaled to surrounding areas. She recommended denial of the application for the map amendment.

Discussion of Planning Commission:

Chairman Youmans noted that the project did not seem like community development. The area around the project is rural, there are established neighborhoods, and the project did not meet the spirit of what the county worked so hard to put in place two years ago with the Comprehensive Plan.

Member Frank Harris commented that C-1 development was not intended for this area. He stated if they started letting C-1 development happen, he was afraid of what else would come in.

Member Nick Allen commented that with the number of trucks the development would bring in, and the surrounding subdivisions, there would be safety concerns and it did not seem appropriate.

MOTION AND VOTE: Member Harris made the motion to deny the Future Land Use Map Amendment Application FLUMA 24-01A, seconded by Member Allen. The motion passed unanimously.

2. **Application 24-09Z:** McLeroy Inc, Owner; Dee McLeroy, Agent; 1279 Maloy Road, 2831 Williamson Road, and 2833 Williamson Road (Approximately 32.9 acres located in land lot 43 of the 2nd land district). The applicant requested a rezoning from AR-1 Agriculture and Residential to C-1, Highway Commercial for a proposed convenience store, restaurants, and future office retail space.

Jerime Buffington did not add comments for this application.

Staff Report:

Director Redic repeated her highlights of the staff report that C-1 was not deemed compatible with the character area of Rural Neighborhood as defined in the 2024 Comprehensive Plan. She further explained that the area was designated a Community Crossroads which called for developments similarly scaled to surrounding areas. She added that the application mentioned restaurants, retail, and office, but the site plan did not mention those uses specifically. She recommended denial of the application for rezoning.

Discussion of Planning Commission:

Chairman Youmans noted that he had the same comments as the previous action for the map amendment, both Frank Harris and Nick Allen agreed.

MOTION AND VOTE: Member Harris made the motion to deny the Rezoning from AR-1 to C-1, seconded by Member Allen. The motion passed unanimously.

C. Minutes:

1. Recommendation of approval/denial of the meeting minutes of the April 30, 2024, meeting.

MOTION AND VOTE: Member Allen made the motion to table the minutes, seconded by Member Harris, the motion passed unanimously.

D. Report of Director:

Director Redic explained to the Planning Commission that the parcel in Sunny Side (Application 24-28Z) that they had recommended for a C-1 Highway Commercial Zoning had been rezoned by the Board of Commissioners to R-1, Single Family Residential.

Newton Galloway clarified that the parcel was owned by Chris Flynt.

Director Redic also explained to the Planning Commission that one of the Sunny Side parcels had been tabled until the meeting on June 27, 2024.

E. Report of Commissioner:

Member Frank Harris and Member Nick Allen had no comments.

Chairman Youmans commented about the trash on the bypass and that it was in great part caused by trash from county and city trucks. He suggested better netting be placed on the trucks to prevent spillage onto the road.

Chairman Youmans comments that he believed closing down the transfer stations would cause a bigger trash problem.

F. Adjournment:

Member Harris made the motion to adjourn, seconded by Member Allen. The motion passed unanimously.

The Meeting Adjourned at 6:17 pm.