



Board of Commissioners

PUBLIC HEARING

A public hearing was held by the Spalding County Board of Commissioners in their office in the Courthouse Annex, Thursday, April 25, 2002 beginning at 6:00 o'clock p.m. with Commissioners, Michael Kendall, Martha McDaniel, Merrill Massengale, Johnnie McDaniel and Dick Morrow present. Also present were County Manager William Wilson, Assistant County Manager Michael Sabine, Zoning Attorney Newton Galloway and County Clerk Phyllis Doane.

A M E N D E D A G E N D A

A. Call to order – Chairman Johnnie McDaniel

B. Special Exceptions:

1. **Application #02-07S:** Kevin H. York, Owner – Ideal Homes of Griffin, Agent – 330 Wildwood Circle (4.82 acres located in Land Lot 86 of the 2nd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Ms. Shannon Dotson stated that she was representing Ideal Homes of Griffin stated that Mr. York has contracted with them to replace an old manufactured home for a new one.

There was no one else signed up to speak on this application.

Upon motion by Commissioner Massengale, seconded by Commissioner Martha McDaniel Application #02-07S was unanimously approved by a vote of 5-0.

C. Rezonings:

1. **Application 01-33Z:** Frances Jackson Evans, Sr., Owner – Christine Livingston, Agent – 42.32 acres off Jacqueline Drive off GA. Hwy. 16 (Newnan Road) located in Land Lot 31 of the 1st Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-4, Single Family Residential.

Ms. Christine Livingston, Agent spoke on behalf of this application. The purpose of the rezoning on Highway 16 going towards Newnan from Griffin is to extend Turtle Tracks Subdivision to add more homes similar with the ones he has already built.

There was no one else signed up to speak on this application.

Upon motion by Commissioner Morrow, seconded by Commissioner Massengale Application #01-33Z was unanimously approved by a vote of 5-0. The Resolution will be incorporated into the minutes on second and final reading.

2. **Application #02-04Z:** Griffin Area Habitat for Humanity, Owner – .172 acre on Fifth Street located in Land Lot 207 of the 2nd Land District – requesting a rezoning from C-2, Manufacturing, to R-5, Single Family Residential.

Mr. Mark Staples gave his address as 1386 Carver Road. He stated he was Vice President of Habitat for Humanity and was requesting rezoning to build a three bedroom, bath and ½ habitat home on this lot in East Griffin.

There was no one else signed up to speak on this application.

Commissioner Martha McDaniel made a motion to approve Application #02-04Z. Commissioner Morrow seconded the motion requesting that a condition be added, which is site built home only. Commissioner Martha McDaniel added this condition to her motion. Motion to approve the application was unanimously approved by a vote of 5-0. The Resolution will be incorporated into the minutes on second and final reading.

3. **Application #02-05Z:** L. Jack Clark and Regenia S. Clark, Trustee of the Regenia S. Clark Trust, Owners – C. Mark McCullough, Agent – 1941 Zebulon Road (14 ± acres located in land Lot 105 of the 2nd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, & AR-1, Agricultural and Residential, to R-6, Planned Residential Community District.

Mr. Mark McCullough, Agent, gave his address as 704 West Taylor Street. He said that he was representing Jack and Regenia Clark on this rezoning application. He said that the property is currently called Pot Latch, which is derived from the American Indians. He said that this would be used as the theme throughout the development. He said that the existing stone cottage would be preserved and would be used as a community center with hobby rooms, library, activity rooms and possibly a community garden out back. Mr. McCullough stated that the homes would be cottage styled homes with front porches, high roof pitches and attached garages with entrances into the homes from the garages. He stated that there is a great buffer at the entrance from the highway onto the property that would be maintained as much as possible.

The conditions that were recommended and agreed upon were as follows:

- (1) All units constructed shall be a minimum of 1,400 square feet heated space.
- (2) All units constructed shall have a front and side façade encompassing a minimum thirty (30) percent brick, stone, or masonry stucco. Remaining exterior wall portions shall be constructed of hardiplank (concrete plank siding).
- (3) All units constructed shall have a minimum 7/12 or greater roof pitch.
- (4) Interconnecting sidewalks shall link development clusters within the community.

(5) Streetlamps shall be installed, with direction given that the developer shall request a County streetlight district when appropriate.

(6) Since the R-6 district requires amenity features to be included with a planned residential community, the following amenities shall be incorporated: A clubhouse with various spaces for community activities; and an outside recreation area.

(7) A landscaping plan shall be filed with, and approved by, the Planning Commission before construction begins. This plan shall detail any significant landscaping features on the property as it now exists, proposed efforts to retain these existing features and proposed landscaping for common areas and/or greenspace.

Chairman McDaniel commented that an additional condition was added which is fencing for buffer.

Commissioner Martha McDaniel asked if Mr. Clark would consider taking units 66, 67 and 68 out of his plan and putting a park there instead. She said that these were in the middle of the entire plan and close to the parking and if a park were there it would make a very interesting design. Mr. McCullough said they would be open to suggestions as this was just the concept plan. Commissioner Morrow agreed with Mrs. McDaniel's recommendation to Mr. Clark.

Mr. W. L. "Buddy" Brannon, stated that he owned the adjacent property where he has a convenience store and his residence. He stated he was really not against this development of town home dwellings but asked that the Board require that a fence be put up to protect his property. He requested at least a 6 ft. chain link fence to help him police his property.

*Motion made by Commissioner McDaniel to approve **Application #02-05Z** with the above mentioned staff conditions as well as adding fencing on the side and rear perimeter of the property. Commissioner Morrow seconded the motion and motion was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.***

4. **Application #02-07Z:** Ronald G. Cox, Elaine C. Green, and Nancy C. Fox, Owners – Pat Golden, Agent – 4.926 acres off Kilgore Road located in Land Lot 103 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Ms. Pat Golden, Agent, gave her address as 1080 Kilgore Road and spoke on behalf of this rezoning application. She said that this piece adjoins the piece of property that was previously approved by the Board. She said these would be single-family homes similar to those on McIntosh Road. The mobile home would be removed from the property.

There was no one else signed up to speak on this application.

*Motion made by Commissioner Morrow to approve **Application #02-07Z** with conditions of site built homes only, approved plat and two-car garages. Commissioner Massengale*

*seconded the motion and motion was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.***

5. **Application #02-08Z:** Ben Bishop, Owner – 7.42 acres on the corner of School Road and Wood Road located in Land Lot 86 of the 3rd Land District – requesting a rezoning from C-1, Highway Commercial, & R-2, Single Family Residential, to C-1B, Heavy Commercial.

Mr. Dan Carpenter gave his address as 130 Broadmoor Drive, Fayetteville, GA and spoke on behalf of this application. He said that the property is already split zoning and would like the property designated to commercial zoning. He said with this type of development would require no sewer component nor impact the schools or the highway system. The plans for the property are for heating and air business, shop and office and min-warehouse storage. He said that the warehouse storage would be architecturally prepared corrugated steel. He said that they have agreed to increase the buffer on the western side of the property from 25 feet to 40 foot and disallowing certain types of businesses which the ordinance would allow.

There was no one else signed up to speak on this application.

*Motion made by Commissioner Massengale to approve **Application #02-08Z** with the following conditions: 40 ft. buffer in lieu of a 25 ft. buffer on the western edge of the property and the following uses not permitted: tire retreading, major automotive repair, heavy equipment sales, mobile home sales and outdoor advertising signs. Commissioner Morrow seconded the motion and motion was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.***

D. Text Amendments:

1. **Amendment to UDO #A-02-03:** Article 7. R-1, Single Family Residential Low Density, Article 8. R-2, Single Family Residential, & Article 10. R-4, Single Family Residential - technical amendment to development standards relative to correcting word “deduction” to “reduction”.

There was no one else signed up to speak on this amendment to the UDO.

*Upon motion by Commissioner Martha McDaniel, seconded by Commissioner Morrow **UDO #A-02-03** was unanimously approved by a vote of 5-0. **The Resolution will be incorporated into the minutes on second and final reading.***

E. Other Business:

Commissioner Morrow discussed the possibility of block rezoning the East Griffin residential property, which is currently zoned C-2.

F. Adjournment.

Upon motion by Commissioner Morrow, seconded by Commissioner Martha McDaniel the meeting was unanimously adjourned at 7:00 P.M.

County Clerk

Chairman

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