



Board of Commissioners

PUBLIC HEARING

A public hearing was held by the Spalding County Board of Commissioners in their office in the Courthouse Annex, Monday, July 26, 2004 beginning at 6:00 o'clock p.m. with Commissioners Cecil Davis, Eddie Goss, Johnie McDaniel and Dick Morrow present. Chairman Michael Kendall was absent. Also present were Community Development Director Chuck Taylor and County Clerk Phyllis Doane. County Manager William Wilson was absent. Special guest was Jim Summerbell of Jordan Jones and Goulding.

The purpose of the meeting was to conduct a Public Hearing to consider the transmittal of the updated final draft of the 2025 Spalding County Comprehensive Plan to McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for review.

Vice Chairman Davis called the meeting to order in the absence of Chairman Kendall.

Community Development Director Chuck Taylor led the discussion. Mr. Taylor commented for the last two years the County has engaged the planning firm of Jordan Jones and Goulding to draft the County's Comprehensive Plan, which is required by the State to be drafted and submitted prior to our deadline of October 30th for the adoption of the new Plan. The County has had a number of hearings on it that resulted in the draft Plan that we have now and we are ready to submit this Plan to the local McIntosh Trail RDC as well as DCA (Dept. of Community Affairs) for their required review and approval. We anticipate that the process will take approximately sixty days and at that point we may be recommended to change some things or we can adopt the Plan. Mr. Taylor stated that tonight is the final public hearing prior to transmittal of the Plan. The Board can adopt the Resolution to transmit the Plan tonight or you can vote to transmit the Plan with changes you might make as a result of the meeting tonight. Mr. Taylor commented that Mr. Jim Summerbell is present to answer any questions the Board or citizens might want to ask.

Vice Chairman Davis stated that this meeting is semi-informal. If you need to speak or need clarification or come up and get some information from Mr. Summerbell, please feel free to do so.

Those signed up to speak were as follows:

Frank Harris, 1881 S. Sixth Street, addressed the recommended change on the Plan of medium density residential along the entire length of East Maddox Road and running east to connect to the low density residential use already shown along Potato Creek. Mr. Harris referred to tax maps 23229 and 42, which is a little over 300 acres. The homes are on tracts not less and two to three acres. Medium density residential allows up to four units per acre and it is not compatible with the surrounding area. Mr. Harris was referring to the Izzard property.

Mr. Summerbell came forward and gave an exact definition of medium density residential, which is single family residential units with less than one acre per dwelling unit with maximum density consistent with the area, the Land Use Plan and compatible with its surroundings. He defined low density residential as single family residential units with at least one acre.

Commissioner Morrow commented there is no right to have four units per acre. Any development that comes through would have to go through the zoning process with the Board approving what the final density would be.

Mr. Summerbell stated that the change to medium density residential was requested by the Izzard's, the property owner that came through last November or December and was voted on and went before the Board and it was the decision of the Board to go ahead and make the requested change.

Mr. Taylor stated that the map that came out from JJ&G today shows medium density going all the way down and fronting on East Maddox Road and the request from the Izzard's was that the low density would be a belt that would basically follow East Maddox Road and follow South Sixth Street and that is one change that can be readily made.

Ms. Josephine Scott, 1906 North Second Street, addressed water concerns with new Plan and the medium density zoning at Spring Lake, which she understands the zoning has already been granted and the fact that they are planning to put a sewage plant within a seven mile radius of Locust Grove Road. She was concerned about protecting Henry County's watershed through there and not place as much housing. She discussed the interbasin transfer of water shown on this Plan also. She said all the water for Spalding County comes from the Flint River and she was concerned with contamination of water. Mr. Taylor assured Ms. Scott that no direct release of effluent goes into Spalding County's water system with the Spring Lake sewer plant because the sewage will be treated to a tertiary level which makes it extremely clean and that water is going to be applied to the land in the development. The sewer plant will reduce the number of septic systems in that development also. He said that we are doing a better job with the development by having this sewer plant.

Mr. David Hinton, 182 Wallace Road, addressed the I-75/Jenkinsburg Road Interchange that is being proposed in his area. He owns property on Jenkinsburg Road and noticed that the new Plan shows his property and surrounding property to be commercial.

Commissioner Morrow explained that the Plan came out of a series of meetings held and citizens drew up this plan. The citizens wanted the Jenkinsburg Road Interchange for the businesses it would bring and this area ended up commercial industrial. The interchange is likely not to happen because it has become much more difficult to identify an interchange. It is a very expensive project to put in an interchange. Mr. Morrow said that the County has not even applied for an interchange.

Mr. Greg Pruitt, 55 Partridge Path, addressed the Board regarding the Izzard's property. He requested also for the Board to leave this property low density residential. He said there are two areas in Griffin, the Country Club, Ellis Road and South Sixth Street and he would say that some of the largest homes on the largest tracts are along South Sixth Street. It was noted by the Board that the Izzard's property abuts the City of Griffin.

Mr. Chuck Pruitt, 747 Bieze Street, addressed the medium density residential on East Maddox Road. He commented that he has purchased two of the lots on East Maddox Road. He said he

bought these lots looking at the Future Land Use Map and medium density was not on the map in this area at that time but he is aware that it is now. He said that he will not build if the Izzard property is not changed to low density on the Plan.

Mr. Carl Barrett, 1391 Jenkinsburg Road, addressed the I-75 Interchange at Jenkinsburg Road. Mr. Barrett wanted to know if the exit never materialized, how it would change the map. He said that he lives on the corner of Jenkinsburg and Wilti. Commissioner Morrow stated that he would surmise if the exit was not put in, the area would shrink. Mr. Barrett addressed the industrial site at the corner of Wallace and Jackson Roads. He asked if the exit did not go in, would the industrial park still be placed there. Commissioner Davis commented that this site would have to be voted on by the public, which is the SPLOST vote in November.

Ms. Beth Wallace, 405 Wallace Road, addressed the eastern section becoming commercial for the proposed industrial park. She addressed the private sewer system that has come close to the proposed site for the industrial park and wanted to know how they got across I-75. Commissioner Morrow commented that his understanding is that the owner of the sewer who owns the property has permission to come under the interstate. Ms. Wallace stated that this is a private sewer and what happens if it malfunctions. Commissioner Morrow commented that the owner of the plant would be responsible for any problems. The plant is being operated under an EPA license obtained by the owner of the plant.

Motion made by Commissioner Morrow to adopt the following Resolution to transmit the draft Comprehensive Plan to McIntosh Trail RDC and DCA subject to a minor change on the proposed Land Use Map that would show a buffer of low density residential along the entire length of East Maddox Road and then running East to connect to the low density residential use already shown along Potato Creek. Commissioner McDaniel seconded the motion and motion passed by a vote of 3-1 with Commissioner Goss voting in opposition.

RESOLUTION

SPALDING COUNTY STATE OF GEORGIA

WHEREAS, with the passage of the Georgia Planning Act of 1989, all of Georgia's 159 counties and 529 cities were designated "Qualified Local Governments." Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs; AND,

WHEREAS, the Planning Consulting firm of Jordan Jones and Goulding has been engaged to draft an update to the Comprehensive Plan in accordance with said Georgia Planning Act of 1989; AND

WHEREAS, through the involvement of the residents and businesses of Spalding County, the City of Griffin, the City of Orchard Hill and the City of Sunnyside, in the planning process, broad based public support has been gained for the draft Spalding County 2025 Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of Spalding County herewith transmit the draft Spalding County 2025 Comprehensive Plan to the McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for review and approval as prescribed by the laws of the State of Georgia.

With no further comments or business the Vice Chairman declared the Public Hearing adjourned at 7:00 P.M.

County Clerk

Vice Chairman

Please send comments to webmaster@spaldingcounty.com
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