



**ZONING PUBLIC HEARING**

The Board of Commissioners of Spalding County, Georgia, held their Zoning Public Hearing on Thursday, July 28, 2005 in their office in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 9:00 o'clock a.m. with Chairman Edward Goss presiding and Commissioners Cecil Davis, Johnie McDaniel, Gwen Flowers-Taylor and Eddie Freeman present. Also present were County Manager William Wilson, Community Development Director Chuck Taylor, Senior Planner Chad Jacobs and Executive Secretary Teresa Watson.

**A. Call to order.**

**B. New Business:**

1. **Application #05-19S:** Capital Mortgage Corporation, Owner – Dorothea L. Brown, Agent – 163 Ginny Lane (3.32 acres located in Land Lot 73 of the 2<sup>nd</sup> Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Chuck Taylor, Community Development Director, said Ms. Brown, as agent for the property, proposes to purchase the property and place a Class A Manufactured home there. The County's required criteria have been met, and Staff recommends approval of the petition, as did the Board of Appeals.

David Rosenberg, 102 Hammond Drive, Atlanta, Georgia 30328

Mr. Rosenberg, a representative for Capital Mortgage, spoke on behalf of the application and offered to answer questions. This brand new home cannot be seen from the road or adjacent properties.

*Commissioner McDaniel made a motion to approve Application #05-19S, seconded by Commissioner Davis, and the motion carried unanimously at 5-0.*

2. **Application #05-20S:** American Housing Group, Inc., Owner – Meadowvista Drive, County Line Road and Ethridge Mill Road (128.46 acres located in Land Lot 137 of the 2<sup>nd</sup> Land District) – requesting a Special Exception to allow 1-acre lots (Country Club) in the R-1 District.

Mr. Taylor explained that in May 2004, the Board of Commissioners approved a development on this 128.46+-acre tract for 77 lots under the traditional neighborhood design. The developer desires to change the design of the development to the Country Club theme, but the number of lots will remain the same. Other than the style of homes, the other major change is in the positioning of greenspace, with the amount of greenspace actually increasing. The development could actually remain with the current design, but with this change the development gains a clubhouse, pool and a playground, as well as a more intense facade treatment for the homes' exterior finishes since a brick, stone or stucco facade will replace the hardy plank. Their three required amenities are satisfied with the walking trails, clubhouse, pool, and playground. Staff recommends approval with following conditions:

- a. Staff shall be given approval to amend the Future Land Use Map to Low Density Residential.
- b. Playground will meet the County's large playground design criteria. A playground design plan must be submitted.
- c. Architectural rendering shall be submitted for the clubhouse.
- d. Streetscape shall be submitted with size and type of trees indicated.

- e. Vegetative screening shall be provided along Meadowvista Drive.
- f. All homes will be three sided brick, stone or stucco.
- g. All front yards will be sodded.
- h. All front porches shall be underpinned and finished in character with homes.

The Board of Appeals also recommends conditional approval with the conditions proposed by Staff with the following conditions changed/added:

- b. Developer has the option to either construct an all brick or masonry clubhouse or a commercial grade medium size playground.

Add:

- i. Eliminate front entry garages. On elevations where the garages exceed the front of the house, require the front and sides of the garages to be brick, stone or stucco.

With regard to the three sides being brick, stone or stucco, after much discussion at the Planning Commission meeting, the final consensus was that for homes with a garage that exceeds the front setback of the house itself, the sides of that garage should be brick, stone or stucco to complement the front facade of the house. The locations for trees on the streetscape have been determined but types and sizes of trees will follow.

John L. Stover, Paragon Consulting for American Housing Group, 539 Brook Circle, Griffin, GA

This request for a change in this special exception was necessitated by the elimination of 685 feet of roadway that would no longer be of benefit to this development or the County. He showed the design approved last year with the same number of lots. With the new plan, the greenspace is not quite as concentrated in the center, and they had to redesign only part of the tract to work around the roadway area. Staff felt this change no longer met the traditional theme approved last year and recommended coming back to the Board for approval of the Country Club theme with amenities of a 20'x50' pool, a 1000 square foot clubhouse, playground, improved walking trails, and greenspace which was increased by 3.7 acres with the new design.

With the Country Club theme, front facades must be either brick, stone or stucco, but not necessarily three sides brick, stone or stucco. Phase I construction is underway and this request to go to a Country Club theme will actually upgrade the homes. Additional buffering and screening on Meadowvista has been incorporated. Most conditions are acceptable, with the exception of Item B which was addressed at the Board of Appeals level. Since they are putting in the playground in addition to the required number of amenities for the Country Club theme rather than being utilized as one of the required criteria, the developer would prefer not to be held to the standard of a large commercial playground as specified. A playground is intended to be installed, but he would prefer not to be required to make it meet a certain size requirement. If not approved, the developer would continue with construction under his approved plan ... 77 lots with homes not required to have front facades with brick, stone or stucco and without amenities. Mr. Stover said the developer was fine with Staff's recommendation to prohibit front entry garages, and they are willing to ensure that the sides of that garage should be brick, stone or stucco to complement the front facade of the house for homes with a garage that exceeds the front setback of the house itself. However, the cost of adding a super playground will add another \$25,000 to the project cost. The developer had the number of required amenities without the playground. Mr. Stover questioned if the developer would be held to this same high standard if he built no playground now but added a playground at a later date. He pointed out for commissioners the differences in requirements and costs between the small, medium and large playground design criteria. The developer is willing to either brick, stone or stucco the clubhouse or do the medium size playground. The developer plans to do a very nice playground, not just a cheap set from the department store, but he does not want to be held to that higher standard. The new facades on the homes, the new clubhouse, doing away with 685 feet of road, the 20' x 50' pool and the playground are all adding greatly to the cost of the project.

The developer simply feels since he satisfied the requirements for three amenities beyond the playground, he should not be held to that higher standard. Mr. Stover answered questions regarding certain lots, vegetative screening and the greenspace area.

Commissioner McDaniel said the Board implemented these playground standards because in a couple of instances, they really did get swingsets from a department store as a playground. The standard was set high because the instances of abuse were a definite wakeup call. Commissioner McDaniel said the Board might need to look at creating some method of controlling “add-ons” that might be installed later after the initial development, perhaps with an “if” condition at the time of approval for the subdivision.

Much discussion followed regarding the playground design criteria, greenspace which shall be left natural, and vegetative screening, particularly along Etheridge Mill Road and Meadowvista Drive. Commissioners viewed the special exception plan and asked questions of Mr. Stover. With regard to buffering between lots that might back up to each other, Mr. Stover said one particular area in question was an open field at this point and any potential property owners would certainly realize that situation. They had no plans to install vegetative screening between adjacent lots that back up to each other. When someone purchases a lot in a subdivision, he fully expects to be next to someone else and to put in his own yard landscaping if that is a problem, or perhaps to purchase somewhere else if he so desires. Mr. Stover said the developer may incorporate on some homes more than just a brick, stone or stucco facade. He may do some with three sides, but that will be dictated by the market. He certainly would be remiss not to offer what the consumer would want. However, the ordinance only requires masonry facades for homes.

*Commissioner McDaniel made a motion to approve Application 05-20S with the following conditions:*

- a. Staff shall be given approval to amend the Future Land Use Map to Low Density Residential.*
- b. Playground will meet the County’s playground design criteria. A playground design plan must be submitted.*
- c. Architectural rendering shall be submitted for the clubhouse.*
- d. Streetscape shall be submitted. The size and type of trees shall be indicated on the streetscape.*
- e. Vegetative screening shall be provided along Meadowvista Drive, to be coordinated with Staff.*
- f. All front yards will be sodded.*
- g. All front porches shall be underpinned and finished in character with the home.*
- h. No exposed concrete block foundations shall be used.*
- i. Eliminate front entry garages on elevations where elevations exceed the house and require the front and sides of the garages to be brick, stone or stucco.*
- j. Clubhouse shall have façade of brick or, stone.*

*Commissioner Davis seconded the motion, which carried by a vote of 3-2 with Chairman Goss and Commissioner Flowers-Taylor voting in opposition.*

- 3. Amendment to FLA-05-05:** Walter T. Wilson, Owner – Business Realty, Agent – Georgia Highway 92 (8.26 acres located in Land Lot 27 of the 3<sup>rd</sup> Land District\_ - requesting an amendment to the Future Land Use Map from Agricultural to Low Density Residential.

Chuck Taylor, Community Development Director, said the property in question is currently shown as agricultural and forestry, and the applicant is requesting a change to Low Density Residential (one unit per one or more acres since sewer is not available). The applicant is not present and was not present for the Planning Commission meeting. Staff recommends denial of the request, as did the Planning Commission. Mr. Taylor answered questions regarding the plat, stating the two tracts

side by side totaled 9.34 acres and made up the corner with very little frontage on Vineyard Road which would serve as its entrance. The owner, Mr. Wilson, would like to develop this parcel into lots suitable for construction of homes that would utilize the traditional neighborhood design. The property is zoned AR-1 except along the Highway 92 right of way, where the standard R-2 split exists. This request to change the Land Use Map is the first step in the process. There are existing uses on both tracts. The mobile home there would probably go away if the property were developed.

The property would have the same rights, with current zoning, as adjacent tracts. Commissioners noted the intersection was a dangerous one. A request for rezoning requires this change to the Land Use Map first. Without approval of this request, the applicant would only have what is currently on the property. Discussion followed regarding the application and the property's proximity to the already unsafe intersection.

*Commissioner Freeman made a motion to deny Amendment to FLA-05-05, seconded by Commissioner Davis. The motion to deny carried by a unanimous vote of 5-0.*

Commissioner Flowers-Taylor noted it was hard to get questions answered and assist with options for the applicant to develop this land if he didn't feel the matter was important enough to show up for the hearing.

- 4. Amendment to UDO #A-05-15:** Article 19. Office and Institutional – Section 1903:A – add provision for group development.

Mr. Taylor said this amendment would allow for group development and will affect the next zoning application in that it would allow the applicant the utilization of the “O & I Office and Institutional District.” Staff and Planning Commission recommend approval of this amendment, set up for institutional uses and office spaces grouped on the same property. The current ordinance has no provision for such offices to be grouped on the same property. This change would allow this to happen since it would allow more than one building on the property, and there is no public benefit in not allowing this option.

Keith Moore, 103 King Richard, Griffin, Georgia 30223

Mr. Moore, agent for the next two applications, offered to answer questions.

*Commissioner McDaniel made a motion to approve Amendment to UDO #A-05-15, seconded by Commissioner Freeman, and the motion carried by a unanimous 5-0 vote.*

- 5. Amendment to FLA-05-07:** Willie A. Alford and Mary L. Alford, Owner – Keith Moore, Agent – 1857 West McIntosh Road (1.95 acres located in Land Lot 94 of the 3<sup>rd</sup> Land District) – requesting an amendment to the Future Land Use Map from Medium Density to Commercial.
- 6. Application #05-11Z:** Willie A. Alford and Mary L. Alford, Owners – Keith Moore, Agent – 1857 West McIntosh Road (1.95 acres located in Land Lot 94 of the 3<sup>rd</sup> Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to C-1, Highway Commercial.

Both Amendment to FLA-05-07 and Application #05-11Z will be considered simultaneously with a separate vote taken for each. Chuck Taylor, Community Development Director, said the applicant has requested approval to rezone the subject property from R-1 to C-1 to allow for a business office complex. The preceding approval of Amendment #A-05-15 to establish the O&I District will now support this proposed use. Therefore, the applicant is requested approval from Spalding County to allow for the amendment of the Spalding County Future Land Use Map and the Comprehensive Plan from Medium Density Residential to O & I District rather than the Commercial (C-1) shown on the application. This property will need to seek a

variance since the property is short .05 of an acre behind requirement. Six buildings on two acres will require that he meet office parking standards when the site plan is reviewed, and the applicant may in fact have to reduce the number of buildings on the property.

Staff recommends conditional approval to O & I District with the following conditions:

- a. Staff requests authorization to amend the Future Land Use Map and review the potential impact of said revision.
- b. All structures will be constructed entirely of brick or stone facades on all sides.
- c. Only professional offices and institutional uses shall be allowed.
- d. A permanent structure must be constructed. No temporary buildings. The site will limit all lighting so any neighboring residential properties or right of way will not be affected from glare.
- e. A variance will be necessary for a group development with respect to the two (2) acre requirement.
- f. An acceleration and deceleration lane at entrance shall be provided.
- g. All parking shall be to side and rear of buildings and not between buildings and not on the Georgia Highway 92 right of way.

The Planning Commission recommends conditional approval with the same recommendations as proposed by Staff. Some discussion followed and commissioners reviewed plans for the project. Parking requirements will be part of the site plan approval process, so the developer would have to meet the office parking standards. The Department of Transportation will require the acceleration and deceleration lanes.

*Commissioner Davis made a motion to approve Amendment to FLA-05-07 with the following conditions:*

- a. Staff requests authorization to amend the Future Land Use Map and review the potential impact of said revision.*
- b. All structures will be constructed entirely of brick or stone facades on all sides.*
- c. Only professional offices and institutional uses shall be allowed.*
- d. A permanent structure must be constructed. No temporary buildings. The site will limit all lighting so any neighboring residential properties or rights of way will not be affected by glare.*
- e. A variance will be necessary for a group development with respect to the two (2) acre requirement.*
- f. An acceleration and deceleration lane at entrance shall be provided.*
- g. All parking shall be to side and rear of buildings and not between buildings and not on the Georgia Highway 92 right of way.*

*Commissioner Freeman seconded the motion which carried unanimously at 5-0.*

*Commissioner Davis made a motion to approve Application #04-11Z but to the Office and Institutional District rather than the requested Commercial, with the same conditions as in motion for Application #FLA-05-07, noted below. The motion was seconded by Commissioner Freeman, and the motion carried by a unanimous 5-0 vote.*

- a. Staff requests authorization to amend the Future Land Use Map and review the potential impact of said revision.*
- b. All structures will be constructed entirely of brick or stone facades on all sides.*
- c. Only professional offices and institutional uses shall be allowed.*
- d. A permanent structure must be constructed. No temporary buildings. The site will limit all lighting so any neighboring residential properties or rights of way will not be affected by glare.*
- e. A variance will be necessary for a group development with respect to the two (2) acre requirement.*
- f. An acceleration and deceleration lane at entrance shall be provided.*

*g. All parking shall be to side and rear of buildings and not between buildings and not on the Georgia Highway 92 right of way.*

7. **Application #05-12Z:** Jonathan W. Baird, Owner – Alan R. Mobley, Agent – 111 Mt. Zion Road (11 acres, more or less, located in Land Lot 29 of the 1<sup>st</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Chuck Taylor, Community Development Director, said Mr. Mobley, as agent for the property owner, proposes to rezone the 8.1 acre parcel from AR-1 to R-5 to allow for the future split of the subject property into one 2.4 acre parcel and four 1+ acre parcels.

Staff recommends, based on a half-mile radius, conditional approval of the request, but to the R-4 classification which requires 1500 square feet, with the following condition:

- a. All front porches will be underpinned and finished in the character of the home.

Julian Mobley, 325 Birdie Road, Griffin, Georgia 30223

Mr. Mobley passed out information to commissioners for review as a comparison of surrounding properties. The average square footage of stick-built homes was 1303 within a half-mile radius according to Tax Assessor records which do not take into consideration mobile or manufactured homes in the area. Actual square footage of homes, both stick-built and manufactured, is adjusted to 1025 square feet when all are considered. Lot sizes of surrounding properties were also detailed. These homes would definitely upgrade the area. The three elevations submitted are 1400+ square foot plans developed for Chester Woods; these homes would have the same appearance as the Chester Woods homes but would be less square footage at 1250, with two-car enclosed garages and front accents.

Jennifer McDaniel, 100 East Mt. Zion Road, Griffin, Georgia

She lives across the street from the proposed property and feared higher taxes as a result of this development for area residents, without any real increased values that could be realized from the sale of their properties. She felt this project would add too many homes on the small dirt road, as well. There are eight homes on it presently, split evenly between conventional homes and modular homes.

Cindy Fetters, 105 Briarcliff Road, Griffin, Georgia

Her mother's property at 105 Briarcliff is adjacent to the proposed property on the dirt road. Keeping the road maintained is already difficult, and added traffic from these homes will worsen the problem. Residents already have problems getting maintenance and repairs to the road. Most homes in the area are single-wide mobile homes with a few modular homes in the mix. School buses will not travel the road because of the road's condition and the fact there is no place for it to turn around. More problems will result from the traffic and imbalanced property values since most existing tracts have mobile homes. She suggested the County commit to modifications to improve the road should the application be approved. Eight homes in less than a ¼ mile distance will become 13 to 14 with this approval. Her main concern was for safety.

Lisa Bigelow, 61 East Mt. Zion Road, Griffin, Georgia

She agreed this is a very small dirt road. Children already have to walk to the busy intersection at Vaughn Road because the school bus won't traverse the road. Adding more houses, vehicles and school children to the area will simply create more problems. She agreed the road is poorly maintained, noting there is only one ditch on the road. Her property joins the 2.4 acre parcel with a flag lot to the rear.

Mr. Taylor said if the property remains zoned AR-1, the yield would only be two lots with the three-acre minimum. If its part of a subdivision, the lot requirement is 2 acres. Lot splits off existing road frontage can be done at one acre. Without the benefit of sewer, one cannot create lots smaller than an acre, and some of the existing

lots are much smaller than that. Of the 60 houses in the comparison range, 1/3 are larger than 1250 square feet, 1/3 are in the 1250 square foot range, and about 1/3 are smaller than 1250 square feet. Shoal Creek Landfill is located to the rear of the property. New development can increase the valuation of surrounding property, but to what degree is uncertain. Average acreage of surrounding properties varies greatly, but Mr. Taylor felt the impact of increased property values would probably be minimal.

Mr. Mobley said he would be agreeable to leave the zoning at R-5 with a condition for something larger than the required 1250 square foot requirement. To build something larger would only add to the increased property values that neighbors already state they are concerned with in the area.

Commissioner McDaniel said he had some concerns for road standards. He explained the County had not had money to pave roads in quite awhile, but if this road doesn't meet standards, he would have Public Works make recommendations.

Ms. Fetters returned to say the railroad bed might be used for a cul-de-sac if need be. If more homes are added, she felt the County should have increased tax revenue to help repair the road. Some residents have lived in this area for thirty years, and some occupants of mobile homes, the elderly on fixed incomes, might not be able to afford increased property taxes. She favored homes in the 1250 to 1500 square foot range. Commissioner McDaniel responded to Ms. Fetters that if left AR-1, the lot size would be three acres but many undesirable things can happen with AR-1 property, as well, such as a chicken processing plant or a hog farm. So there are many aspects to consider.

*Commissioner Freeman made a motion to approve Application #05-12Z, to R-5 zoning with the following conditions:*

- a. Homes shall be a 1350 square foot minimum.*
- b. All front porches be underpinned and finished in character with the home.*
- c. All homes shall have two-car garages.*
- d. All homes shall have a 25% brick façade with a minimum .043 for vinyl siding.*

*Commissioner Davis seconded the motion, which carried unanimously at 5-0.*

County Manager Wilson excused himself from the meeting.

- 8. Amendment to UDO #A-05-11:** Appendix A Subdivision Ordinance – add provision for Gated Communities.

Chuck Taylor, Community Development Director, said this amendment will provide for gated communities, as in the case of Heron Bay. It will accommodate emergency vehicle traffic, and both Staff and Planning Commission recommend approval.

*Commissioner McDaniel made a motion to approve Amendment to UDO #A-05-11, seconded by Commissioner Davis, and the motion carried unanimously at 5-0.*

- 9. Amendment to UDO #A-05-12:** Quarterly adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Taylor said this was the quarterly adoption required and reflects changes made since the last adoption. Staff and Planning Commission recommend approval.

*Commissioner McDaniel made a motion, seconded by Commissioner Davis, to approve Amendment to UDO #A-05-12, and the motion carried by a unanimous 5-0 vote.*

- 10. Amendment to UDO #A-05-13:** Article 17. PDD Planned Development District – amendment to Sections 1701-1704.

Mr. Taylor said this recommended amendment to the PDD would allow for the process to be simpler without losing the intensity of the review. This will allow the development to be of a mixed use nature.

Commissioner McDaniel said he had been concerned about this issue for some time since a developer could do higher density of just residential and not meet the spirit of mixed use that had been originally intended. This amendment corrects the loose verbiage and tightens up the areas that had been identified as needing correction, bringing the requirement more in line with the initial spirit of district requirements.

***Commissioner Davis made a motion to approve Amendment to UDO #A-05-13, seconded by Commissioner McDaniel, and the motion passed unanimously at 5-0.***

PDD projects will not be allowed outside the identified village nodes on the Land Use Map except in the cases of amendments to the Land Use Map.

***The motion carried by a unanimous 5-0 vote.***

- 11. Amendment to UDO #A-05-14:** Article 11A. R-6 Planned Residential Community District – Section 1104A – amend maximum impervious surface and decrease density.

Mr. Taylor said they had previously restricted the flexibility allowed a developer in creating new streets. This amendment reduces the density of dwelling units as it increases the maximum impervious surface, allowing better flexibility in design of greenspace and streetscape. This zoning classification is basically for townhouses.

***Commissioner McDaniel made a motion to approve Amendment to UDO #A-05-14, seconded by Commissioner Freeman; the motion passed unanimously at 5-0.***

- 12. Amendment to UDO #A-05-16:** Article 17A. VN Village Node – add new article.

Mr. Taylor said this amendment was the latest draft of the Village Node (VN) District text amendment. Minerva Properties has two such planned villages in the future. They have helped draft the text, and their planner is well versed in these mixed-use, pedestrian-friendly developments. The focus has become people-friendly and not necessarily car-friendly. Planning Commission has worked closely with Staff for about a month to arrive at this final draft that has just been completed.

Mr. Taylor reviewed the purpose, permitted uses, permitted special exceptions, and the review and approval process. He detailed the design of The Village at Heron Bay for commissioners' consideration. Mr. Taylor encouraged commissioners to view this new application as a work in progress that may need some "tweaking." Mr. Taylor said a great deal of the village is driven by design, and restrictions that are too stringent will ultimately hurt from a design standpoint. Items can be added to the list of permitted uses later through established processes. Properties can be added to the boundaries of the village node later, as well, provided it doesn't expand the village beyond its capability to serve a walking public, and provided it meets the use criteria to fit in with the village design. One example might be a private recreational facility, not currently allowed, versus a public recreation facility, already included. The Board of Commissioners can exercise control. Commissioner McDaniel said he envisioned a mixed use of transportation as well, such as bicycles, mopeds, golf carts, etc., in addition to anticipated car use, although these villages are designed to be walkable with a boundaries generally considered on a ¼-mile use basis. He urged commissioners to remember to look at the big picture.

Brian Davidson, Minerva Properties, 2292 Henderson Mill Road, Atlanta, Georgia  
He presented pictures of village centers to give commissioners a visual reference of the concept. He noted the multi-level buildings housing a mixed use of residences, businesses, offices and retail outlets. Most of the village centers have a central focal point with additional business, etc. in concentric circles from that center. Most retail

and office uses feature smaller tenants. Enough parking needs to be available but rather in the form of communal parking and not in the form of massive, traditional type parking lots. Most homes sat above street level with a sidewalk system, were closer to the street and denser than in traditional neighborhoods. Streetscape design and fencing and home accents provide visually pleasing aesthetic values. Some residences feature rear lanes to allow for rear garbage pickup and shared driveways. Landscaping for the smaller residential lots can be more intensive and varied. He noted features of townhomes and apartments, as well, many opening onto central courtyards or commons areas. All uses are driven by what people use on a day-to-day basis that could be within walking distance. Most noted it would be improper to add to the village nodes so that they become too close in proximity; this would diminish their effectiveness.

Commissioners generally felt they needed more time to read and study the ordinance since they only received the documentation this morning. Commissioner McDaniel noted there were two applications on the evening schedule for the Zoning Public Hearing that were contingent on a decision on this village node ordinance amendment.

The Land Use Map identifies seven village node areas in the County with access to sewer and water: Heron Bay, Spring Lake, Jackson Road at Highway 155, Rio/Vaughn community, Rover/Moreland Road, Sunny Side and Orchard Hill. Sewer can be by means other than conventional methods, such as a package plant. The Land Use Map is a vehicle by which the County can accomplish controlled growth. He urged commissioners to remember that if they add density somewhere, they should look hard to take away density in other areas so as not to overtax infrastructure. Village nodes should be developed in a pattern with substantial greenspace in between. Concentrating growth into villages is the most effective, economic way to grow the County without overtaxing infrastructure. Village node areas do include Sunny Side and Orchard Hill, as well as other areas such as the area at North McDonough Road at Jackson Road and the Heron Bay development, which has set aside space for a school. Some discussion followed regarding state space requirements for schools, almost resulting in a compound-type campus environment which occupies much area.

Sinclair Hollberg, 3335 Jackson Road, Griffin, Georgia 30223

The area now identified as a village node at Jackson Road and Highway 155 was not originally on the Land Use Map as such, but rather was moved there from the Jackson Road/Teamon Road area. He stated this change came about after an email from Newton Galloway to Community Development Director Chuck Taylor suggesting the move. Due to his leadership role in the community, he represented several organizations. In the Comprehensive Plan the idea of potential growth through concentrated density came about, such as village nodes. People in the County's northeast quadrant have asked that he raise several issues to be addressed:

1. 1/3 of the workers in building village nodes should be County residents.
2. Moratorium on subdivision building in County.
3. Tax district created to generate funds to meet services of village nodes.
4. Support of UGA Campus by freeing up funds through increased tax collections.
5. Mitigate transportation for this main corridor to Atlanta.
6. Public Hearing needs to be held on village node concept.
7. Board of Commissioners should adopt a resolution to respect private property to ensure it not be taken for development.
8. Village Node at Jackson and McDonough Roads (Highway 155) be eliminated.
9. An information office should be set up in the village nodes for community meetings.

Mr. Hollberg said he had great many reservations about this concept. Shouldn't there be space allocated in village nodes for law enforcement precincts, etc.? He felt there was not much money to be made by the County off residential aspects but rather more for commercial/business ventures. It was premature to adopt the ordinance now

without much forethought and no public input; he felt each node should have its own ordinance.

Chairman Goss wondered why Newton Galloway should be suggesting moving identified nodes. That recommendation should be left to Chuck Taylor and Chad Jacobs. Mr. Hollberg said it was discussed in a workshop as a means to utilize land use planning to manipulate property values and do away with the trailer park there. He presented for the record a petition signed by residents opposed to the village node development at Jackson Road and McDonough Road.

Commissioner McDaniel noted there could be many reasons why any number of people may offer suggestions to alter proposed changes, himself included. He reminded the commissioners that it was recommended by Staff and approved by the Board of Commissioners prior to adoption. A series of public workshops on the changes proposed were held. Each was reviewed and acted on by the Board of Commissioners. Commissioner McDaniel agreed with Staff that, from a planning standpoint, the suggestion to move the Jackson/Teamon Roads village node to Jackson Road/Hwy. 155 made a great deal more sense.

Leslie Hollberg, 3335 Jackson Road, Griffin, Georgia 30223

She asked to confirm there were in fact seven village nodes and not 18 as she thought she had been told by Mr. Galloway. She also felt the time of today's meeting was unfair to the community as most cannot attend during the business day. There was no public input on this concept, and the workshop she and Sinclair attended was not advertised to the public. Heron Bay's village node maybe acceptable, but that may not be the case elsewhere.

Mrs. Hollberg felt most of the general public is unaware of these developments. They had contacted people whose names were mentioned at the Planning Commission workshop by Newton Galloway as benefiting from this concept. Billy Slaughter from the City of Sunny Side knew nothing about the concept at all, and nothing had been in the Griffin Daily News. Growth is certainly coming to Spalding County, but it should be smart growth. Henry County is suffering from uncontrolled growth in areas such as traffic congestion and failure of infrastructure. She would like to see Highway 155 four-laned if possible, although the proposed turn lanes would be good. They are interested in promoting tourism but also in preserving the rural character and history of area. Cycling and pedestrian trails along McIntosh Trail would be wonderful concepts, and she urged commissioners not to pave over historic farms and properties.

Commissioner McDaniel urged Mr. and Mrs. Hollberg to look at the map shown in the overhead and identify for themselves the seven village nodes, regardless of what misinformation might have been provided to her previously.

Commissioner Davis recommended the village node ordinance amendment be approved and he expressed his complete trust in the Zoning Attorney and planning Staff. Should changes be necessary after approval on first reading, that could be accomplished with another first reading.

*Commissioner Flowers-Taylor made a motion to table Amendment to UDO #A-5-16 until the August 25 Zoning Public Hearing to allow for more study. Chairman Goss seconded the motion. The motion carried by a unanimous 5-0 vote.*

**C. Other Business**

**D. Adjournment.**

*Commissioner McDaniel made a motion to adjourn, seconded by Commissioner Davis, with a unanimous 5-0 vote at 1:38 p.m.*