

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**January 17, 2006**

The Spalding County Planning Commission held a public hearing on January 17, 2006 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding; Janet Bailey and John Youmans. Frank Chastain and Ronald Green were not present.

Also present were Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes.

Ms. Mathiak 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. She noted that a quorum was present with the three members but asked what would be appropriate regarding voting on the amendments. She said Mr. Taylor would go over the proposed amendments and anyone present wanting to make comments would be heard but thought it would be appropriate to vote on the amendments at the regular meeting on January 31, 2006.

**Amendment to FLA-05-09:** Various Property Owners – Spalding County Board of Commissioners, Agent – Jackson Road – requesting an amendment to relocate Jackson Road Village Node.

**Amendment to FLA-05-10:** Various Property Owners – Spalding County Board of Commissioners, Agent – Teamon Road and Smoak Road – requesting an amendment to relocate Teamon Road and Smoak Road Village Node.

Mr. Taylor said, based on comments made at the December meeting of the Planning Commission, they held public involvement meetings in the areas involved regarding these changes. They met on January 10, 2006 regarding the Jackson Road Village Node and on January 12, 2006 regarding the Jordan Hill/Baptist Camp Village Node. He reviewed the history regarding the plan development. The future land use map that has been adopted shows the various nodes throughout the county. The Village Nodes being discussed presently are the nodes located on Jackson Road and on Teamon/Smoak Roads. Mr. Taylor reviewed what Village Nodes are and how they will impact the area of proposed location. He noted that the Jackson Road node is centrally located at the intersection of Jackson Road and North McDonough Road. It is about two miles south of the county line and is one of the areas that is considered to be an historic crossroads. It is already developed on two corners with gas station/convenience store types of uses. The northeast and southeast corners are largely undeveloped except on the southeast corner there is an old plantation house that appears to be in disrepair. In this area, the county has approved a series of single-family residential developments generally at a one unit per

acre density. There is also a mobile home park close to the northwest corner of the intersection. They looked at alternative locations for moving the village node to North Walker's Mill and Jackson Road which has an existing civic use with a fire station. They also looked at the Locust Grove Road and Jackson Road intersection which has a gas station/convenience store type of set-up. They looked at Rehoboth Road and South McDonough Road. The school is proposing an elementary school complex in this area. There was discussion at the public meeting regarding the benefit of the concept of the plan. It was explained that this concept is to act as a relief valve for the growth in that area of the county. The county is going to grow in that area. The housing demand is there. The question is how to deal with this demand for growth. The plan is to use the Village Node plan for growth areas at a higher density so the rest of that area can retain the rural character that everyone involved in the planning process had put at the top of the list of things they wanted to preserve. They looked at the single-family, one unit per acre residential that has already happened in Spalding County, specifically in this area. They are finding that these one-acre lots are "chewing up" a lot of land. They looked at the alternative sites, and there are more reasons to keep the node at the Jackson Road location than there is to look at any of the alternate sites. They asked the people in attendance to give their preference for the location of the node, and there appeared to be no consensus of that group. There were some popular spots like South McDonough at Rehoboth and Jackson Road and Locust Grove Road.

They were also directed to look at the relocation of the Smoak/Teamon Road Village Node. That location was originally the main location of the entrance into the Spring Lake development when approved in 2002. In consideration of the relocation from the transportation standpoint, Jordan Hill Road is a very good north-south connector given the fact that Henry County is paving Rocky Creek Road which will extend Jordan Hill Road to Highway 20 as a paved road. There is also a very good connection from Baptist Camp Road back to Highway 19-41. It makes the Baptist Camp Road/Jordan Hill Road a better crossroad than the Smoak Road/Teamon Road intersection. The other thing that was considered is that the relocation would take pressure off of Teamon Road. There is also a sight distance problem on Teamon Road that currently exists and the traffic reduction will help. The former Spring Lake Development is requesting a change. Minerva, in conjunction with Pulte Homes, is proposing a new concept that would make this a 55 and older community. They would locate the main entrance at the intersection of Baptist Camp Road and Jordan Hill Road. It is proposed to have 3400 homes. This will bring a different type demand. On question from John Youmans, Mr. Taylor went over the proposed plans for the area regarding the zoning.

Ray Browning – 128 Meadowvista Drive

Mr. Browning said the ordinances were put into place to prevent "runaway" commercial development in certain areas. On the Jackson Road location, it is a given that this area is not going to develop as a rural farm area. Jackson Road/McDonough Road intersection is going to be a very heavy commercial area in a few short years. The economic pressure is already here. The traffic count is there. The roads are changing north and south and are going to bring all these factors together. In order to protect that part of the county for now, the common sense approach is to leave the Village Node designation in place and

take a wait and see attitude. It doesn't take any options away from the citizens to do this. It can always be changed later. Heavy commercial pressure is going to be forthcoming in the next few months. It is common sense to leave the designation there for now. On the other Village Node, it is being created because of the need to service a dense development that is going to take place. There is a choice. There is not economic pressure to develop Smoak Road and Teamon Road commercially now or in the future, unless these homes are built. To create a Village Node that will service that population growth is an option, whether it is put at this location or on the west side is not a big issue as long as there is a Village Node developed to service the area. The common sense approach is to put it on the west side. It will alleviate congestion that is already on Teamon Road. It will save a lot of money for immediate improvements to Teamon Road. Placing that node at the Jordan Hill/Baptist Camp Road is in keeping with the plan.

Debra Jo Steele – 1819 North Walker's Mill Road

Ms. Steele said Mr. Browning had expressed her sentiments the best way. She trusts Minerva. She has seen their work. She drives Teamon Road all the time and it is narrow and winding. Relocating that one makes sense. Keeping the one at Jackson Road and Highway 155 makes sense too. They have an historical site there at Double Cabins that will probably become more prominent when this node is developed. She and her husband purchased their property 11 years ago knowing that this corridor would grow in time. They anticipated 20 years, and it has come sooner. The Village Node concept is a great tool that the state has given each county to control their growth. It makes perfectly good sense to put the Village Node there. They anticipate a 25% savings in green space to make it a Village Node. They had a meeting Saturday morning where a very prominent woman spoke to them. She used to be the chairman of the Fulton County Commission and now works in the Cobb County Commission office. When they set aside 42,000 acres, they anticipated the same savings of 25% green space. They now realize, due to what is developing, that it is going to be closer to a 60% savings of green space. If you strategically locate these Village Nodes where you know there is going to be growth, you can contain that growth, and there will not be such a wide population growth in the county. She would like to keep the node where it is.

Mike Steele – 1819 North Walker's Mill Road

Mike Steele said Mr. Youmans had a good question regarding how the property would be used on Jackson Road/McDonough Road if you move the Village Node from this designation. Across the street from the Kangaroo, there are 180/200 acres that the county has appraised at \$800,000 and more than likely it is worth closer to \$2,000,000. He does not think it will be used for raising cattle if the Village Node is moved. The company that owns it now has purchased it for future development. There is also 50 acres there at the corner that there is no way of knowing how it will be used. The real question is whether this is going to be a planned developed area or unplanned. There is no question but that something is going there. As you travel Highway 155, you see development all over the place. If it is planned, it will be something nice. If it is unplanned, it will be pieced meal together. That would not be good for the county. He would like to see the Village Node stay in this location. It is a logical destination as a Village Node. If it is moved, it will still be developed.

Kathy Noble – 876 Musgrove Road

Ms. Noble said she is speaking regarding the Jackson Road Village Node. She would like to see it remain where it is now. She and her husband travel this intersection on a daily basis. The growth is coming, and she would like to see the growth controlled. At the public meeting, they went into more detail regarding the other possibilities for locating the Village Node. With what is trying to be accomplished, the node needs to remain at this location. It controls the growth that is already coming, and it brings the economic benefits to the community. If you move the node to a more remote area, you will not capture the money that is currently leaving the community. Everyone who commutes to Atlanta stops at Highway 155 to get their coffee and groceries. It is presently going to Henry County. If you can maintain the node at Highway 155 and Jackson Road, that is money that will stay in Spalding County. If you put the node further removed from the path of growth, people will not go out of their way to spend money in the community. The more remote areas do not meet the goals that are trying to be accomplished.

Ms. Mathiak said she does not know how people can be made aware that there is criteria for the Village Node. Those present are aware that there is criteria for the Village Node, and she challenged those present to make their communities aware of that fact. She feels the commission is not prepared to vote on this at the present time, and she apologized to those present for making them wait for another meeting but in fairness to the rest of the board she feels it is best to table until the January 31, 2006 regular meeting.

Mr. Youmans said he feels the development is coming and anything that can be done to fashion the way it will look will put us ahead of the curve and he feels there is a “two headed monster” that will have to be dealt with. It is the infrastructure regarding roads. Teamon Road will still have to be improved. It will become a cut through road no matter what is done. He does not know what can be done, as a county, to move ahead and prepare for that but it needs to be done.

Mr. Taylor said the County Transportation Committee has looked at Teamon Road. The plan is not to have to four-lane Teamon Road but to straighten out some intersections and curves and make the road more efficient. The County is moving forward with a transportation plan to include a close look at the Teamon Road corridor and to make some very specific recommendations.

**MOTION**

Mr. Youmans made a motion, seconded by Ms. Bailey, to table Amendment FLA-05-09. The motion passed with Ms. Bailey, Ms. Mathiak and Mr. Youmans voting for the motion.

**MOTION**

Mr. Youmans made a motion, seconded by Ms. Bailey, to table Amendment FLA-05-10. The motion passed with Ms. Bailey, Ms. Mathiak and Mr. Youmans voting for the motion.

**MOTION**

The meeting was adjourned on a motion by Mr. Youmans and a second by Ms. Bailey with Ms. Bailey, Ms. Mathiak and Mr. Youmans voting for the motion.

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Karen Mathiak – Chairman

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Yvonne M. Langford - Recorder