

**SPALDING COUNTY PLANNING COMMISSION**  
**MINUTES**  
**January 25, 2005**

The Spalding County Planning Commission held its regular monthly meeting in room 108 of the Spalding County Courthouse Annex on January 25, 2005. Members present were: John Youmans, Vice-chairman, presiding, Janet Bailey, Frank Chastain, and Ronald Green. Karen Mathiak was not present

Also present were: Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, Newton Galloway, Attorney, Bruce Ballard, Griffin-Spalding County School System and Yvonne Langford to record the minutes.

Mr. Youmans called the meeting to order, introduced the members of the Planning Commission and requested anyone present wishing to address comments to the Planning Commission regarding any of the applications to come forward and sign-in on the appropriate form.

**MOTION**

Mr. Chastain made a motion to amend the agenda to consider Application #04-33Z first. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**Application #04-33Z:** Aslam Bana and Shelina Hussain, Owners – Acme American, LLC, Agent – 4265 Newnan Road (3.05 acres located in Land Lot 29 and 30 of the 1<sup>st</sup> Land District) – requesting a rezoning from R-2, Single Family Residential to C-1, Highway Commercial.

**MOTION**

Mr. Green made a motion to table Application #04-33Z. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**Application #04-29Z:** GTW Properties, Inc., Owner – Paradigm Developers & Consulting, Agent – 1594 Kilgore Road (26.69 acres, more or less, located in Land Lot 120 of the 3<sup>rd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Chad Pruitt – 1717 Honeybee Creek Drive

Mr. Pruitt said this tract is 29.97 acres, and they want to zone the property for 1250 SF homes. There will be 3 one+-acre lots and 12 – two+-acre lots. There was a plan presented to show the division of the property. He showed the area around this property noting that there is a mobile home park adjacent to this property. He stated that all the homes in the mobile home park are single-wides. He rode through the park and counted the homes and there are approximately 70 +/- which represents homes that are 1000 SF. The estimated average square footage in the area has been stated as being 1350 SF, but

this does not take into account any modular homes. There are other modular homes in the area beside those in the mobile home park. The 1350 SF includes stick built homes only. The square footage would be 1177 if all the dwellings in the area are included. The 1250 would be an improvement to the area. They will follow all the regulations required for the zoning. The homes that abut this property are smaller than the 1250 SF.

Mr. Youmans said he supports larger square footage houses, but he has visited this site, and in his opinion, this development will be a vast improvement for this area.

Chad Jacobs said the staff is recommending approval to R-4 which will require 1500 SF houses. The assessment they made of homes in the area was 1350 SF and did include only the stick built homes. They do not have the necessary information to include the manufactured homes. They did an assessment of homes further down the road, and there are much larger homes in the area, and the recent trend is to larger homes.

The suggestion was made that they might consider some of the homes being 1250 SF with some larger.

Richard Ingram – 300 North Pomona Road

Mr. Ingram said there is a new home in the area that is 3500 SF and his house is further down the road, but it is also 3500 SF. He discussed the homes in the area with most of the newer homes being larger and all brick. He said the houses would all appraise for over \$200,000. The lots are larger with some being 7 acres. He said he did not know of any lots in the area less than three acres. He identified the lots in the area, the homes and square footage. There is a lot of positive activity in the area, and he said it would be nice to see the Planning Commission support the effort for improvements.

## **MOTION**

Mr. Green made a motion to approve Application #04-29Z with lots 1, 2, 3 & 9 zoned R-4 at a minimum of 1500 SF and the balance of the lots zoned R-5 at a minimum of 1250 SF. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**Application #04-30Z:** Holiday Investments, Inc., Owner – 309 LaPrade Road (6.41 acres located in Land Lot 101 of the 3<sup>rd</sup> land District) – requesting a rezoning from C-1, Highway Commercial and R-2, Single Family Residential to C-1, Highway Commercial.

Dick Morrow – 263 Westchester Drive

Mr. Morrow said this property is just off the Freeway on the north side of Griffin. The present zoning is split with a portion of the property being zoned commercial and part residential. He wants to develop this so that it will transition from the commercial to the residential by developing a professional office park. They will have attractive professional offices to attract insurance companies, medical/dentist offices, and other professional types. They will design a landscape plan that will be attractive.

Discussion was held and Mr. Morrow said he did not apply for the O & I zoning, because he feels there is a need for some of the potential owners to be able to live in a portion of the building which would not be allowed in O & I.

Mr. Jacobs said the staff recommendation is for conditional approval. The conditions are as follows:

1. Uses shall be limited to office park development, individual retail uses that require 4000 SF or less and loft residential dwellings.
2. All buildings shall be constructed of either brick, stucco, stone or a combination thereof on all sides.
3. Buildings shall be pulled to 15' front setback line and all parking places in the rear thus creating a streetscape. A corresponding streetscape plans shall be submitted detailing associated landscaping.

Regarding the setback recommendations, after meeting with Mr. Morrow, Mr. Taylor said they would like to meet with the applicant prior to the Board of Commissioners' meeting to resolve the design issues.

Mr. Morrow said he would like to remove the setback so they can have some flexibility of design. He additionally wanted to include Hardiplank as an option for the exterior of the building. He does not want the vinyl.

#### **MOTION**

Mr. Chastain made a motion to approve Application #04-30Z with the following conditions:

1. Uses shall be limited to office park development, individual retail uses that require 4000 SF or less and loft residential dwellings.
2. All buildings shall be constructed of either brick, stucco, stone, hardiplank or a combination thereof on all sides.
3. Developer shall meet with staff to redesign prior to the County Commission meeting.

The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**Application #04-31Z:** R. R. Browning Enterprises, Inc., D/B/A/ Bo Ray construction, Owner – 100 Teamon Circle (Lot 16 – 1.90 acres located in Land Lot 202 of the 3<sup>rd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

**Application #04-32Z:** R. R. Browning Enterprises, Inc., D/B/A/ Bo Ray construction, Owner – 106 Teamon Circle (Lot 17 – 1.90 acres located in Land Lot 202 of the 3<sup>rd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

These applications were considered together but voted separately.

Ray Browning – 128 Meadowvista Drive

Mr. Browning said there are presently some structures on the property that he intends to remove. He wants to build four site built homes in the area. He does not build any houses less than 1300 SF, and he plans to build two-car garages. There are very few stick built homes on Teamon Circle. The houses will be put on the market for sale and will not be rental houses.

Mr. Jacobs said the staff recommendation is for denial. The average house size in the area is 1444 SF not including the manufactured homes. A re-evaluation of the area was done and most of the homes in the area are manufactured. There are some conventional built homes in the area that are larger.

Mr. Browning took exception to the recommendation for denial noting that the square footage assessment was skewed since the manufactured homes in the area were not included in the study. He said he is taking on a financial responsibility to remove some obnoxious construction in the county. He said he feels he might even be grandfathered on the property but did not want to get into a disagreement over this application. He said he could live with 1350 SF but not the 1500 SF.

Mr. Youmans said he visited the site and feels this would be an improvement, and he does not have a problem approving the application.

**MOTION**

Mr. Green made a motion to approve Application #04-31Z conditioned on 1350 SF houses with two-car garage. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**MOTION**

Mr. Chastain made a motion to approve Application #04-32Z conditioned on 1350 SF houses with two-car garage. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Chastain made a motion, seconded by Mr. Green to approve the minutes of the January 11, 2005 meeting. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion.

**ADJOURN**

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

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Karen Mathiak – Chairman

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Yvonne M Langford - Recorder