

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**February 22, 2005**

The Spalding County Planning Commission held its regular monthly meeting on February 22, 2005 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Janet Bailey, Frank Chastain, Ronald Green and John Youmans.

Also present were: Chad Jacobs, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes. Chuck Taylor, Community Development Director was not present at the meeting.

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.

**Application #04-33Z:** Lift from the table. Aslam Bana and Shelina Hussain, Owners – Acme American, LLC, Agent – 4265 Newnan Road (3.05 acres located in Land Lots 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.

Mr. Jacobs, Senior Planner, said the applicant had requested that action on this application be delayed another month.

**Application #05-01Z:** Roger D. Rainey, Owner – Alan R. Mobley, Agent – Mimosa Road (3.87 acres located in Land Lot 43 of the 2<sup>nd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.

Julian Mobley – 325 Birdie Road

Mr. Mobley said he was acting on behalf of Alan Mobley who could not be present. This application is to rezone 3.87 acres which presently has a single-family dwelling. The present house has 1300 SF that has been completely re-constructed by Renee Futral. They would leave that house on the 1.87 acres and would construct an additional house that would be 1750 SF on the remaining two acres. This house was acquired in a trade.

Mr. Jacobs, Senior Planner, said the staff recommendation is for denial. This is inconsistent with the comprehensive land use plan. This area is designated as agricultural. If this zoning is allowed the potential exists that it could be divided into three one-acre tracts.

Ms. Bailey said she looked at the property and has no problem approving the request.

**MOTION**

Ms. Bailey made a motion to approve Application #05-01Z. Ms. Mathiak seconded the motion for discussion purposes.

Ms. Mathiak said she understands the objection to the potential for three tracts and would like to condition it so that it can only be two tracts since it is an agricultural area. She would also like not to go against the land use map.

Mr. Youmans said he sees this land serving the need for AR property. He tends to support the staff recommendation on this application.

Mr. Green said this is predominantly farm land.

Mr. Chastain said to the east there is more farmland but to the west on Parham Road there are primarily manufactured homes.

Ms. Mathiak said her main concern is the comprehensive plan. She withdrew her second and the motion died for lack of a second.

**MOTION**

Mr. Youmans made a motion to deny Application #05-01Z. The motion passed on a second by Mr. Green with Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion and Ms. Bailey and Mr. Chastain voting against.

**Application #05-02Z:** Durward Smith, Owner – Highway 155 (1 acre located in Land Lot 112 of the 2<sup>nd</sup> Land District) – requesting a rezoning from C-1, Highway Commercial and AR-1, Agricultural and Residential, to C-1, Highway Commercial.

A request was made to table Application #05-02Z.

**MOTION**

Mr. Youmans made a motion, seconded by Mr. Green, to table Application #05-02Z. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Preliminary Plat Approvals:**

**McKenna Grove Estates** – Claudia Taylor, Owner – 20.926 acres on Henley Road and Barnesville Road located in Land Lot 84 of the 3<sup>rd</sup> Land District – 8 lots.

Mr. Taylor, Senior Planner, said the staff has completed a thorough review of the preliminary plat and the recommendation is for approval conditioned on approval by all departments. The only department that has not approved at the present time is the fire department.

**MOTION**

Mr. Youmans made a motion to approve the McKenna Grove Estates preliminary plat conditioned on approval by all departments of the county. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**MOTION**

Mr. Youmans made a motion, seconded by Mr. Green, to amend the agenda to discuss the conservation subdivision prior to considering the text amendments. The motion carried with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Sketch Plan Discussion: A conservation subdivision consisting of 39.54 acres off Swint Road (for discussion only).

Mr. Jacobs, Senior Planner, said this proposal is for a conservation subdivision on Swint Road. The property is 39.5 acres and will yield 18 lots. There was a pre submittal conference with the developer. They have visited the site. Mr. Dorsey has submitted his resource plan, has completed his yield plan and the design has been presented to the Planning Commission. Staff feels Mr. Dorsey has addressed everything that has been requested up to the discussion phase. In the AR-1 zone the houses have to be a minimum of 1500 SF.

Ken Dorsey –

Mr. Dorsey said at the present time all houses will be from 1500 to 2000 SF with two car garages. The green space will be left as natural as possible. They do not plan to design walking trails because they feel it will detract. The homeowners will have access to the fishing pond which is the main attraction of the green space.

Mr. Jacobs said the majority of the property is open field. He identified the area that is being designated as green space. There is a pond with trees. The plan is for the property to remain as it is presently to preserve as much of the hardwood as possible. The area is designed so the homes face this green space.

No action was taken because this was for discussion only.

**Text Amendments:**

**Amendment to UDO #A-05-03: Lift from the table** – R-3 Multiple Family District – Section 905:AA – Amend required development standards for planned apartment communities.

**MOTION**

Mr. Youmans made a motion, seconded by Mr. Chastain, to lift Amendment to UDO #A-05-03 from the table. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Mr. Galloway said the county has had a moratorium on R-3 developments. There was litigation over a piece of property and apartment development located on Highway 19/41. The litigation has been resolved. The county feels the apartment criteria need to be strengthened and tightened to ensure that apartment and multi-family development applications are of a better quality. These amendments are to upgrade the requirements for R-3. He went over the changes. R-3 is divided into two sections, one dealing with manufactured home parks and the other with multi-family apartment buildings. The changes affect only apartments and apartment complexes. The change allows 750 SF one bedroom apartments and two bedroom apartment square footage remains at 1000 SF. The amount of green space (recreational area, i.e. pool, tennis courts, playgrounds, etc.) or commons area or open space has increased from 300 SF per dwelling unit to 400 SF per dwelling unit. The maximum density has been increased to 8 units per acre with the apartments being limited to one and two bedroom units. Maximum lot coverage did not change. There are landscaping, architectural, amenities and design criteria requirements. Mr. Taylor is going to add the minimum tree amount per square foot of impervious surface. This deals with all trees and plants. Sod is required. 25% of the exterior front façade is required to be brick, stone or stucco on each building including clubhouse or commons buildings. Recessed stairwells are required, construction framing require 16” centers, vinyl siding is restricted as to grade, decorative gables and vents are required, minimum roof pitch, balconies, patios, sunrooms, screen porches, fireplaces and washer/dryer connections in each dwelling unit. Amenities will include a clubhouse with fitness center and conference meeting room, pool and tennis court area enclosed with decorative fencing, playground area which meets intermediate area play structure guidelines, parking garages provide at least one covered area for one vehicle for each unit, landscape entry boulevard with decorative signage, interconnecting sidewalks and decorative exterior light fixtures. Public water and public sewer will be required. This is a substantial increase in the quality.

Discussion was held regarding these requirements. The issue was raised as to whether or not there might be developments for Senior Citizens that might not need some of these requirements. Mr. Galloway said there might be a need to draft an ordinance for active adults that would possibly want different amenities.

#### **MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-05-03. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-05-04: Lift from the table** – R-1 Single Family Residential Low Density – Section 703, R-1A Single Family Residential – Section 703A, R-2 Single Family Residential – Section 803 and R-4 Single Family Residential – Section 1003 – Amendment to delete condominium dwelling, patio dwelling and zero lot line dwelling developments and replace with Cluster Developments.

**MOTION**

Mr. Green made a motion to lift Amendment to UDO #A-05-04 from the table. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

On discussion it was noted that this had been approved by the Planning Commission at the January 11, 2005 meeting.

**Amendment to UDO #A-05-06: Lift from the table** – General Procedures – Section 411:A and B and Appendix C – Ordinance Establishing Board of Appeals – Section VII:e – amendment to modify standards for granting variances.

No action was taken on this amendment.

**MINUTES**

Mr. Chastain made a motion to approve the minutes of the January 25, 2005 meeting. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Green and Mr. Youmans voting for the motion and Ms. Mathiak abstaining because she was not present.

**MOTION**

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

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Karen Mathiak – Chairman

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Yvonne M. Langford - Recorder