

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**April 25, 2006**

The Spalding County Planning Commission held its regular monthly meeting on April 25, 2006 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding; Janet Bailey; Ronald Green and John Youmans. Frank Chastain was not present.

Also present were Charles Taylor, Community Development Director; Chad Jacobs, Senior Planner; Chad Torrie, Attorney; Bruce Ballard, Griffin-Spalding County School System 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.

**S/D #06-01: Sun City Peachtree** – Minerva Properties, Owner – 1715.568 acres off Teamon Road and Jordan Hill Road located in Land Lots 184, 185, 186, 187, 199, 200, 217, 218, 231 and 232 of the 3<sup>rd</sup> Land District – 3,389 lots.

Joe Burns – Minerva 2292 - Henderson Mill Road – Atlanta, Georgia  
Mr. Burns said he was present representing Minerva regarding this preliminary plat to answer any questions.

Mr. Taylor said they have implemented a new review process. The departments get together and discuss the comments and are able to resolve the issues fairly easily. All the departments have approved the preliminary plat. The recommendation is for approval.

**MOTION**

Mr. Youmans made a motion to approve S/D #06-01. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**S/D #06-02: Maloy Highlands** – Margaret Palmer, Owner – 49.909 acres off Maloy Road and Rover-Zetella Road located in Land Lot 22 of the 2<sup>nd</sup> Land District – 10 lots.

Woodrow Palmer – 1182 Maloy Road – Williamson, Georgia 30292  
Mr. Palmer said he was present to answer any questions.

Mr. Taylor said this has been through the review process and the recommendation is for approval.

**MOTION**

Mr. Green made a motion to approve S/D #06-02. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**S/D #06-03: Holliday Pass** – Reese Developers, Inc. – 101.49 acres off Tomochichi Road located in Land Lot 23 of the 3<sup>rd</sup> Land District – 84 lots.

Bill Weston – 71 Fischer Trace, Newnan, Georgia

Mr. Westin said he was present to answer any questions.

Mr. Taylor said all the reviewing departments have approved and the staff recommendation is for approval.

**MOTION**

Mr. Youmans made a motion to approve S/D#06-03. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-06-05:** Article 5. AR-1, Agricultural and Residential – Section 504:Z; Article 6. AR-2, Rural Reserve – Section 604:Y; Article 7. R-1 Single-Family Residential Low Density – Section 704:Z; Article 7A. Single-Family Residential – Section 704A:Z; and Article 8. R-2 Single Family Residential – Section 804:Z - add provision for development on private driveways.

Mr. Taylor said the Board of Commissioners requested that this ordinance be drafted. The ordinance is to allow for the subdivision of FLAG lots on private streets. In the subdivision regulations, there is a list of previously approved private roads in the county. Adopting this amendment will allow for creation of parcels on FLAG lots on private streets in addition to FLAG lot development on public streets.

**MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-06-05. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-06-06:** Appendix A – Section 501:I – amend provision for Architectural Criteria for Single Family Dwellings located within a Subdivision.

Mr. Taylor said at the last meeting, he was requested to draft an ordinance to allow for elimination of the 25% brick, stone or stucco requirement in favor of cement plank being used on four sides of the house, and it would allow for cement plank shakes and wood shakes as part of the 25% façade detail requirement.

Mr. Taylor said Mr. Mobley requested that this be applied retroactively to subdivisions already approved. He said that in the ordinance it states that “this provision of the ordinance shall apply to any subdivision platted on or thereafter the date of the enactment of this ordinance”. That provision was in the original ordinance and was specifically designed to make sure that it applies to everything going forward. The idea was that it not be required of subdivisions that have already been approved prior to the adoption date.

Mr. Youmans questioned whether or not Mr. Mobley could get a variance on subdivisions already approve. Mr. Taylor said he could request a variance and it would certainly be considered. He does not know how the staff would respond to a variance.

Alan Mobley – 262 Mobley Road

Mr. Mobley said this would be an upgrade. Vinyl is offered in only a few colors. The cemplank can be painted and will offer a wide variety of colors. It also increases the price of the house if it is wrapped in full cemplank. There has to be some way to make this retroactive. This would apply only to subdivisions that have been platted since the 25% ordinance was adopted. The subdivisions that have been platted since that date could be identified and this could be applied retroactively. He has several subdivisions that he is developing and some that he has sold that he would like to have this option. There are subdivisions that other developers have platted that need to have this option also.

Discussion was held and the idea was offered that it could be worded using the word “may” so that the builder would have the option. If it was an option, it would not be required. This 25% ordinance was adopted on March 17, 2003, and the idea was offered that it could be tied retroactive to that date. It was decided to make it an option by using the word “may” for consideration by the County Commission.

#### **MOTION**

Mr. Youmans made a motion to approve Amendment to UDO #A-06-06 with the inclusion of “may” for an option. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

#### **MINUTES**

Ms. Bailey made a motion to approve the minutes of the March 28, 2006 meeting. The motion passed on a second by Mr. Green with Ms. Bailey, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Ms. Mathiak said the Planning Commission needs to revisit the criteria for the Conservation Subdivision. She requested that it be placed on the agenda for the May meeting. She specifically wants to discuss garages.

**MOTION**

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