

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

The Spalding County Planning Commission held its regular monthly meeting on July 25, 2006 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding; Frank Chastain; Ronald Green and John Youmans. Janet Bailey 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.

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.

**Amendment to FLA-06-05: Lift from the table** – Alan R. Mobley, Owner – Minter Road (39.96 acres located in Land Lot 42 of the 3<sup>rd</sup> Land District) – from Agricultural and Open Space Network to Low Density Residential.

**MOTION**

Mr. Youmans made a motion to lift Amendment to FLA-06-05 from the table. The motion passed on a second by Mr. Chastain with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Mr. Mobley – 262 Mobley Road

Mr. Mobley said this is the same plat the Planning Commission recommended for approval at an earlier meeting. It was subsequently denied by the County Commission. He feels strongly that he needs to try for approval again. There are a number of residents in the community that have encouraged him to try to get this approved rather than to develop a conservation subdivision. He can develop this as a conservation subdivision and have 18 lots with 1500 SF homes and no amenities. He would be allowed 25 lots with 1750 SF homes with amenities if this application is approved. The homes will sell for between \$160,000 and \$170,000. He does not feel this will impact the neighborhood negatively. He requested approval from the Planning Commission.

Mr. Taylor said the staff recommendation is denial as previously. There are areas in the county that are planned for low-density residential. This area is planned for rural and the recommendation is to keep the area rural. Mr. Taylor said the recommendation is made because this potentially will start a trend in the area.

Discussion was held regarding the amenities that are planned for this development. Mr. Mobley said this will be an estate life development, and they will meet the requirements. Mr. Jacobs said the requirements for estate life are for larger lots, larger homes very

similar to the conservations subdivision. The main thing is that you will be preserving the natural open space, passive green space. Walking trails are not required, and Mr. Mobley does not plan walking trails. Mr. Mobley said this is a wooded piece of property, and he intends to save the trees as much as possible. There was an existing pond on the property, and he intends to redevelop the pond as a detention pond. The trees will remain, and he plans to develop the area around the pond things such as a pavilion. The pond is approximately 1.5 acres and is fully wooded. Most of the hardwoods are around the pond. Mr. Taylor said the requirement is for 30% green space. They have the option to have either improved walking trails or large open spaces, unimproved.

**MOTION**

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

**Application #CS-06-03:** Sketch Plan: A conservation subdivision consisting of 52.52 acres on Tomochichi Road located in Land Lots 22 and 43 of the 2<sup>nd</sup> Land District – 25 lots.

Mr. Jacobs said this is a 52-acre tract with 40% green space. The green space, as shown, utilizes the green space the best way possible. It will allow the retention of the hard woods. The location of the houses will be in the field area allowing the trees and pond area to remain for the green space. The houses will be 1500+ SF. It meets the criteria for the conservation subdivision. There will be a nice entrance.

**MOTION**

Mr. Chastain made a motion to approve Application #CS-06-03. The motion passed on a second by Mr. Green with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Application #CS-06-04:** Sketch Plan: A conservation subdivision consisting of 81.68 acres on High Falls Road and Musgrove Road located in Land Lots 15 and 16 of the 3<sup>rd</sup> Land District – 35 lots.

Mr. Jacobs said this subdivision has two lots in this subdivision that utilize a portion of the code previously not used. Lots 37 and 38 are conservancy lots. A conservancy lot is a portion of green space that can be dedicated toward the overall 40% green space but is not accessible to the residents in the remainder of the subdivision proper. He identified the two areas that meet this criteria. This offers a visual enhancement but cannot be accessed by the residents of the subdivision. The remainder of the green space is developed as a buffer around the property with “fingers” throughout the subdivision. It does have 40% green space and meets all the requirements of the conservation subdivision.

Ms. Mathiak said Raymond Jones has requested an opportunity to speak which is not usual in a preliminary plat approval but if there are no objections she would like to allow him the opportunity. There were not objections.

Raymond Jones – 154 Musgrove Road

Mr. Jones he was not aware this was a preliminary sketch plan but he wanted to know the size of the houses and whether they will be on slab or have crawl space.

Mr. Jacobs advised that the houses will be a minimum of 1750 SF. They will have to pick a design theme for the development. There will be an architectural theme. He does not know what the theme will be at this time.

Mr. Ballard asked if there was a reason the green space on lot 38 did not continue around so it would have access all the way around the perimeter.

Mr. Whatley said he did not object to changing that. He just had not thought about that change.

#### **MOTION**

Mr. Chastain made a motion to approve Application #CS-06-03 conditioned on the green space/buffer being continued around the perimeter. The motion carried on a second by Mr. Youmans with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

#### **EXTENSION PRELIMINARY PLAT DUNDEE MANOR SUBDIVISION**

Consider extension on preliminary plat for Dundee Manor Subdivision – High Top Holdings, Inc.

Mr. Taylor said this request is from the developer to extend the preliminary plat which has expired. The site is on the market and there has been some interest but there has been no development since approval. This would allow an additional two years unless changed by motion of the Planning Commission.

Discussion was held regarding why this has not been developed. Mr. Taylor said he thinks it might be due to access because there is no good road frontage. It is hidden with a gravel drive for some of the lots.

#### **MOTION**

Mr. Green made a motion, seconded by Mr. Youmans, to approve the extension of the preliminary plat for Dundee Manor Subdivision. The motion passed with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

#### **EXTENSION PRELIMINARY PLAT TEAMON VILLAGE SUBDIVISION**

Consider extension on preliminary plat for Teamon Village Subdivision – Southside Developers, Inc.

Mr. Taylor said this is the same situation as the Dundee Manor Subdivision except that development is active and is being built at Teamon Road near Hosannah Road.

Tom Bowen – 7544 Southlake Parkway – Jonesboro, Georgia

Mr. Bowen said he is the development project manager for Southside Development. This project is under construction. There were some delays due to some engineering deficiencies but most have been resolved. One of the things was the site distance at the entrance. When the entrance was designed, the site distance was not appropriately addressed, and they had to modify the entrance.

**MOTION**

Mr. Youmans made a motion to approve the extension of the preliminary plat for Teamon Village Subdivision. The motion passed on a second by Mr. Chastain with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**Amendment to UDO #A-06-09:** Lift from the table – Appendix A. Subdivision Ordinance – Sections 702, 703, 704, 706 and 710 – Amend Conservation Subdivision regulations.

**MOTION**

Mr. Youmans made a motion to lift Amendment to UDO #A-06-09 from the table. The motion passed on a second by Mr. Green with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

Ms. Mathiak said Mr. Galloway had some things that he would like to review further prior to a vote and has asked for additional time.

Mr. Taylor said if there were any suggestions from the members to let him know.

Mr. Youmans discussed the issue that he had with the present conservation subdivision. Something needs to be addressed in the ordinance so that the size homes in a conservation subdivision “mirrors” the size homes that are in the area. There are places in the county that could be affected. He is not certain how it should be addressed in the ordinance but it is going to be an issue at some point and it needs to be addressed before it becomes a problem.

Discussion was held regarding the impact this might have and how it might be resolved. It was decided to table.

**MOTION**

Mr. Chastain made a motion, seconded by Mr. Green, to table for further discussion. The motion passed with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**MINUTES**

Mr. Green made a motion to approve the minutes of the June 27, 2006 meeting. The motion passed on a second by Mr. Youmans with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**ADJOURN**

The meeting was adjourned on a motion by Mr. Chastain and a second by Mr. Youmans with 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