

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**September 26, 2006**

The Spalding County Planning Commission held its regular monthly meeting on September 26, 2006 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: Charles Taylor, Community Development Director; Chad Jacobs, Senior Planner; Chad Torri, 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-06-06:** Cecil E. and Melinda G. Adams, Owners – Macon Road (15.109 acres located in Land Lot 230 of the 2<sup>nd</sup> Land District) – from Agricultural and Open Space Network to Medium-Density Residential.

Mr. Taylor displayed the Future Land Use Map and said one of the things planners try to do in developing a land use strategy is to keep sprawl from occurring around urban and suburban areas. Spalding County wants to have areas in the county where growth is high-density and other areas between the growth areas where there is agriculture/forestry and low-density residential uses. One of the concerns with Macon Road is that, if you allow the suburban growth of Griffin to connect all the way to Orchard Hill, it will create a lot of pressure on Macon Road to carry the additional traffic. The Future Land Use Map shows that area between Griffin and Orchard Hill as either agricultural/forestry or low-density residential. There is some medium-density residential in that area now but the more recent trend is development of low-density residential. Even low-density residential needs to have a “stopping point” somewhere along Macon Road so it doesn’t go all the way to Orchard Hill. He identified a possible point at which this would occur. It has more potential at low-density residential rather than even medium-density residential.

Charlie Doughtie – 2130 Macon Road

Mr. Doughtie said he basically has always maintained that a person ought to be able to do with their property what they want without interference and without their neighbors telling them what they can do. He is not sure what this plan means. Are they going to build 1800 SF houses or 2500 SF houses? He needs to be educated before he knows what he wants. Selfishly he is against this but that might not be why he is here. He wants to know what impact this is going to have on Macon Road.

Mr. Taylor said this application is not dealing with the type houses that will be on this property. This is dealing with the land use for this area and the density that is being proposed. He gave the criteria for low-density and medium-density as identified in the UDO. The use intended for this property is the next item on the agenda.

Mr. Doughtie said this does not help him with whether or not he is for this project. Should he be opposed to the change in the Future Land Use Map not knowing what the proposed project will be?

Discussion was held regarding what impact changing the Land Use Map would have on this area.

Mr. Doughtie said he is opposed to the change in the Land Use Map. He moved to this area to have rural, wooded area. It would not be right to purchase two acres and demand that everyone adhere to what he wants. Mr. Vance has considerable acreage next to his. He wants to protect his wooded land. The Howell's have a lot of acreage and it seems that this stretch of road would be better served as either agricultural or wooded. The road is already heavily traveled. When he first moved to this land, he could get out of his driveway and go to town easily. He now waits five to ten minutes in the morning to get out of his own driveway due to high traffic.

Mr. Taylor said in looking at the transportation issue you have to consider the potential number of trips by the development. It is estimated that a townhouse development, which is what is proposed, would generate approximately 440 week-day trips with 46 houses. For one development that is not a significant impact on a road system, but when you add all the trips together all along the roadway, it becomes a burden. With the current zoning, without any land-use map changes, you could have a 14-lot Conservation Subdivision. With other potential development, this is a more bearable number on a two-lane road.

Chris Doughtie – 2130 Macon Road

Ms. Doughtie said there are some large trucks that travel this road. The traffic is scary. She asked that the exact location be identified.

Mr. Taylor identified the location and showed the planned townhouse project.

Ms. Doughtie said she retired from the school system and has had many discussions regarding financing and meeting budgets. One of the issues discussed was paying for the infrastructure. She takes issue with whether or not some of the development along the way would generate enough tax revenue to pay for the infrastructure that is needed. Is this type proposal going to pay for itself with the infrastructure that is needed? Development is great as long as it is not in your backyard. If this passes, she does not want to have to pay for it with her tax revenue. It should pay for itself.

Mr. Doughtie said he does not want to have to sell and develop his property to pay the increased taxes for this development.

Nancy Johnson – 1888 Macon Road

Ms. Johnson said she was representing her parents, The Howell's, who own 65 acres adjacent to this site. They would like to see the property remain agricultural with just a few homes. In most areas in Griffin, these type townhouses have become rental. Griffin does not need more rental property. She is opposed to this change.

Mr. Ballard said the numbers for the school system are behind. The documentation furnished identified the current enrollment at Futral Road at 575, but the current enrollment is actually 650. The school is well over capacity, and they have just moved a mobile classroom to the site. Growth continues and the school system does have issues.

Mr. Green said he looks at the nicer subdivisions in this area such as Cross Creek and Quail Hollow with nice homes and large acreage and then he looks at Deer Creek. We need to get away from developments like Deer Creek. The majority is large acreage and nice subdivisions and he is not comfortable with this application.

Ms. Bailey said she is concerned about the schools, and they seem to be at capacity.

#### **MOTION**

Mr. Green made a motion to deny Amendment to FLA-06-06. 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.

**Application #06-04Z:** Cecil E. and Melinda G. Adams, Owners – GA Properties Unlimited, LLC, Agent – 1768 Macon Road (15.109 acres located in Land Lot 230 of the 2<sup>nd</sup> Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to R-6, Planned Residential Community District.

Ms. Mathiak said since the Amendment to the Future Land Use Map was not approved, what should happen regarding Application #06-04Z.

Russell Smith – 5814 North Henry Boulevard - Stockbridge, Georgia

Mr. Smith said their engineer has been working with Mr. Taylor on this project. He just received the staff recommendation for denial today. The engineers had it and did not forward it to him. He has talked with Mr. Taylor today. The property does have problems. It only has six acres that are not in the flood plain. There is sewer and the project can work under certain stipulations but not under one-acre lots. He requested that this be tabled to allow him to revisit this with the engineer and Mr. Taylor.

Mr. Taylor said that under the ordinance, the applicant has the right to request it be tabled.

#### **MOTION**

Mr. Youmans made a motion, seconded by Chastain, to table Application #06-04Z. The motion passed with Mr. Chastain, Ms. Mathiak and Mr. Youmans voting for the motion and Ms. Bailey and Mr. Green voting against.

Mr. Taylor said he recommended that Mr. Smith request that the County Commission table the request for his amendment to the Future Land Use Map scheduled to be heard at their meeting.

**Amendment to FLA-06-07:** Holly Allison Dickson, Owner – Airport Road (0.71 acres located in Land Lot 117 of the 2<sup>nd</sup> Land District) – from Medium-Density Residential to Commercial.

Ken Gran – 15 Turner Road – Concord, Georgia

Mr. Gran said he is a real estate broker for his daughter, Holly Allison Dickson, who is the owner of this property. The property is along the south side of Airport Road. The property has been for sale and a buyer has offered to purchase the property. He has signed a contract to purchase the house contingent on being able to use it as an office. They are requesting the property be zoned commercial or office/institutional. The gentlemen that want to purchase the property are a father-son team that own Glass Termite and Pest Control.

The property is 232 Airport Road. It has a detached garage. There is commercial property in the neighborhood. Close to the property is a convenience store/filling station, commercial/retail shops, Sun Bridge Nursing Home, Nacom, Pine Valley Girl Scout Council, a mattress factory and the First National Bank. Additionally, the airport is in the area, and the recreation department has a walking track. Sewer is available through the City of Griffin and City water is already in use on the property. They polled the neighbors and have letters from the adjacent property owners urging approval for this use.

Bradford H. Glass - 308 Westmoreland Road

Mr. Glass said they are trying to put a small business on this property. They are a pest control business. They have two employees and a secretary that works half a day. They basically meet at the office early in the morning and the technicians leave to work their route. The technicians take their vehicles home after work. The vehicles will not be left on the property overnight. The customers do not come to the property. They may come in occasionally to make payments. There is very little traffic in and out. They will not be making any major changes in the structure. Airport Road is trending toward commercial use. Mr. Glass said the chemical will not be stored on the property. They are presently storing them in a public storage facility due to the requirements for storing them on the property. They have no plans to store the chemical on the property at the present time.

Mr. Jacobs said presently the commercial zones are in the City of Griffin and on larger tracts. The commercial businesses on the County side are not zoned for business. They are all non-conforming uses on residentially zoned property that have been there for a long time. From a planning perspective, with the smaller residential tracts, if they should go commercial, they would like to see them developed as multiple tracts at one time so they could be worked into the UDO regulations as proper commercial development as opposed to multiple commercial drives. This is for just one tract to be zoned commercial. If he should go out of business, the groundwork is laid for any commercial use to come

into the area. If this is approved, they would recommend that it be restricted for his particular use.

Ms. Mathiak asked if it would be a better use to zone it office/institutional. She fully understands what is being said about the commercial zoning.

Mr. Jacobs said if it is rezoned, they had to look at it from a future land use standpoint.

Mr. Ballard said in dealing with the school system, they love commercial. However, in dealing with the City and the County, he can understand some serious stipulations and doing something along the whole area so they could limit some of the possibilities. Two or three of the houses along this road have been for sale for a long time and the reason might be because no one wants to live there because it is so commercialized and on a busy roadway. Done properly, he sees the whole strip becoming office or light commercial.

Mr. Jacobs said that on a future land use map, this would probably be designated as commercial. If the Planning Commission chooses to approve this, he would recommend initiating a study for this corridor. Their concern is that this is multiple, small tracts.

Mr. Youmans said he has concerns about C-1. He does agree with the fact that several houses are for sale, and he would not want to live there because it is trending to commercial use. At the same time, he does not want to start something that would bring additional car lots or asphalt plants.

Edward Bullard – 124 North Hill Street

Mr. Bullard said spot zoning is illegal. This would not be spot zoning. It would be continuing a trend that is already in place in the area. They had a meeting with Mr. Taylor and Mr. Jacobs, and they recommended that they apply for C-1. They just want zoning that will accommodate their particular use. When it goes to the Board of Commissioners, they have advertised for C-1, but they can come down but they would not be able to go to C-1 if it was needed. That is the reason for requesting the C-1 zoning. They can put any conditions they want on the C-1 zoning. The reason they have designated parking spaces on the site plan is because it is a requirement.

Mr. Taylor reminded the Board they are not considering zoning they are considering an amendment to the Future Land Use Map.

#### **MOTION**

Mr. Chastain made a motion to approve Amendment to FLA-06-07 based on the fact that this seems to be a trend in the community and the direction in which the area is going. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

**S/D #06-07:** Cherokee Forest Estates – Cherokee Forest Estates, LLC, Owner – 40.76 acres off Carver Road located in Land Lot 87 of the 2<sup>nd</sup> Land District – 36 lots.

Mr. Taylor said the plat meets the requirements and all departments have approved. The Staff recommendation is for approval.

**MOTION**

Ms. Bailey made a motion to approve S/D #06-07. The motion passed on a second by Mr. Chastain with Ms. Bailey, 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.

No action was taken on this amendment.

**MINUTES**

Mr. Youmans made a motion to approve the minutes of the August 29, 2007 meeting. 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.

**ADJOURN**

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