

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
December 13, 2005

The Spalding County Planning Commission held its regular monthly meeting on December 13, 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 Charles Taylor, Community Development Director, 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.

Ms. Mathiak noted that there had been a request to amend the agenda.

MOTION

Mr. Chastain made a motion to discuss the Sketch Plan item on the agenda first. 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.

Sketch Plan: A conservation subdivision consisting of 37.47 acres off West McIntosh Road and Beasley Road.

Mr. Taylor said this is for approval of a sketch plan for a conservation subdivision that was rezoned earlier in the year. The property is located on West McIntosh Road near the intersection of West McIntosh Road and Moreland Road. The applicant is present to answer any questions. The layout was developed during the rezoning process. No vote was taken to approve the sketch plan pending approval of the rezoning. On question, Mr. Taylor said the cul-de-sac, in a conservation subdivision, is allowed to be longer than in the standard subdivision. The plan as submitted is not a cul-de-sac because it has a round about.

MOTION

Mr. Chastain made a motion to approve the sketch plan for the conservation subdivision off West McIntosh Road and Beasley Road. 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 #05-21Z: Nancy J. McCallum, Owner – MJZP Engineering, Agent – Northeast corner of Williamson Road and Rover-Zetella Road (2.45 acres located in

Land Lot 43 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential to VN, Village Node.

Allan McCallum – 2831 Williamson Road

Mr. McCallum issued a statement outlining the constitutional challenge if the application is denied.

Mark Whitley – MJZP Engineering – 1205 McKinley Road – Zebulon, Georgia

Mr. Whitley said he was representing Ms. McCallum in this application. This application is requesting this property that she owns to be zoned from AR-1 to VN - Village Node. The property is 2.45 acres on the corner of Rover-Zetella Road and Highway 362. He described what is presently in the area. The plans are to build a convenience store with some attached retail buildings. The design is laid out in a Village Node concept. The parking will be to the side and rear of the buildings. He went over the proposed architecture and layout of the buildings on the property.

Allan McCallum said they had met with Mr. Galloway, zoning attorney for the county, on December 2, 2005. They left the meeting with the impression that the Village Node was an idea that some developer buys the area and develops the entire area. They were applying for a commercial zoning and were requested to postpone the application until the Village Node concept could be developed because it would allow them more architectural controls and more control over the property. They do not want to build a strip building that does not contribute to the area. He had pictures of the concept they have in mind. They want to set the standard for what is built in the future. DOT is planning to fix the intersection. He had a letter of intent from the DOT. The right of way is going to have to be acquired.

Mr. Taylor said it seemed that the greatest control on what is going to happen in this area would be with the Village Node concept. The alternative to that would be the C-1 which would be just another gas station/convenience store. Going to this zoning will give control not only over the architecture but layout and design of the site. At the present time, there is no picture on how the village is going to look but this could be a first puzzle piece that gives us the concept for future development. It is preferable to the standard C-1 zoning. When Mr. McCallum first discussed the rezoning of this property, the county was under a moratorium for amending the land use map.

Mr. McCallum said their goal is to make a nice facility, because they live next to this site.

Ray Browning – 128 Meadowvista Drive

Mr. Browning said he agreed with Mr. Taylor. There is a lot of work in planning and discussion to create this ordinance. In addition to the land that the McCallum's own, there are two other large undeveloped tracts of land on the other corners. This would give the commission control over the other vacant land as an example of quality standards for development in the area. The controls of quality that are desired will be there. These sites are going to develop commercially. A mile or mile and a half from this site the lots are increasing from 1 to 2 ½ acres in size. He has four lots being

developed at 2 ½ and 2 ¾ acres about a mile away. It is a defined area that lends itself to this type development.

Sinclair Hollberg – 3335 Jackson Road

Mr. Hollberg said he is on the opposite end of the county from this property. His concern is not with the value of this development. He feels it is great what they are doing, and it will probably be a real quality type investment. His concern is the direction of the Village Node concept. His understanding is that the Village Node is a means of protecting surrounding areas where you would have high density development. He presented a copy of the Chattahoochee Hill Country Overlay District ordinance for Fulton County to be included with the minutes. On the design review board phase of this ordinance, they have a provision for a board that would review the plans for development within the Village Node district. That would protect people like the McCallum's from what will happen adjacent and in the area of their project. You would get some continuity regarding what this Village will look like in its entirety. What is intended is to plan for how the Village Node will look in its entirety?

Mr. Ballard said what the McCallum's are planning is a noble gesture in this location. They have had a filling station across the street there for some years as well as a car wash. This is an area that has gone down a little bit. To bring that area up at this location will be a help. Some consideration needs to be given to the fact that the Village Node is more of a large scale concept, and this is going to become the ultimate in controlling architectural features. This is brand new. In the past, we have been able to control a lot of what is being built and the architecture by the zoning that is already in place and some consideration needs to be given to how it will be done with the Village Node.

Mr. Chastain said we are not always going to have a mega developer to come to Spalding County and create a village. There may be more than one way to accomplish something, and this could be a good experiment as opposed to a large development.

Mr. Youmans said he sees Mr. Ballard's point. He went to this site today and observed the development at this intersection. He compliments Mr. McCallum with what he is planning for this location.

Ms. Mathiak said her concept of the Village Node was more retail/commercial entities within a community.

Mr. Taylor said, given time, it will become a mixed use retail/commercial type development. Gas stations are a part of a village. In design, by layout and by building location and architecture, the idea is to minimize the standard gas station look and try to make the building and the land fit more into what will ultimately be a village.

Discussion was held regarding the staff recommendation for approval with the conditions as follows:

1. A variance shall be applied for and obtained for the front setback because the front yard setback exceeds the maximum allowed.

2. A variance shall be obtained with respect to the requirement for sewer.
3. Ingress/egress point on Rover-Zetella Road shall be redesigned in conjunction with the Georgia Department of Transportation's 2007 realignment project. This access point shall not be opened until said improvements are completed.
4. Pedestrian access shall be provided that may tie into eventual village node development surrounding the subject property said pedestrian access shall also tie into future improvements on Williamson Road and Rover-Zetella Road.

During discussion it was determined that there should be a time limit on the item number three regarding the ingress/egress.

MOTION

Mr. Chastain made a motion to approve Application #05-21Z conditioned on the staff recommendations and that the ingress/egress point on Rover-Zetella Road shall be redesigned in conjunction with the Department of Transportation or in 18 months if it is not done. 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.

Amendment to FLA-05-09: Various Property Owners – Spalding County Board of Commissioners, Agent – Jackson Road - requesting an amendment to relocate Jackson Road Village Node.

Mr. Taylor said this proposal is being requested by the County Board of Commissioners to consider relocating the Village Node at the Jackson Road – McDonough Road intersection. The future land use map is a tool used by the county to make decisions on future zoning cases. It guides the county in making those decisions. The process was a two year process during which time there were a number of meetings. The dominating input from those meetings was that there was a certain reason that people moved to the county and one of the reasons was that the county has managed to maintain its rural atmosphere, and they want to be certain that the atmosphere continues. That was one of the guiding principals in developing the land use map. An estimate in the amount of growth also influenced the plan. If development continued as it was in the past, the county would have a population higher than 100,000 by 2025. That was if the zoning remained the same. There was a high-growth prediction of 130,000 to 150,000 population if it followed the Henry County growth pattern in the past 10 to 20 years. If you followed the agricultural-industrial scenario, this would keep much of the county rural but having a lot of the county developed industrially or commercially. This would emulate what you see along Highway 19-41 and the industrial parks. The high activity centers would be industrial and commercial. The public settled on the commercial – agricultural variety which means they want to see the commercial growth. They want to have a variety of places to shop, but they also wanted to maintain the rural atmosphere. This would have to be accomplished with controlled growth, because it would end up with a population of 86,000 in 2025 which is much less than maintaining the present level of growth, but it still means there will be 30,000 people moving into the county. How do you maintain the agricultural/rural character in this county knowing that you are going to have 30,000 people moving here? A study was done of what other counties are doing

and have done. One thing that seemed to be attractive was allowing for higher density in some areas of the county in what has been designated as villages as a tool to maintain lower density in between. The idea was developed with the consultant and modeled it much after what Chattahoochee Hill Country is doing in South Fulton County as a means to preserve their rural character. He went over the proposed locations of the Village Nodes as identified on the future land use map and discussed the reasons for their proposed locations. Mr. Taylor said the County Commissioners has received a lot of demand from people in the Jackson Road area to relocate the Village Node in that area. The Board has directed the County Administrator to make application to re-locate that node. This application is to discuss relocating that node, to look at alternative locations and to talk about the Jackson Road – McDonough Road intersection once that node is relocated. The recommendation is to discuss the application and to also have meetings in that neighborhood to get comments from the people that live in the area. The Board has the authority to vote on this now but the recommendation is to get input from the neighborhoods. The staff has not developed a plan for alternative locations and the meetings would provide for proposed alternate sites from the neighborhoods.

Mr. Brian Davidson with Minerva was called on to discuss the Village Node concept for the benefit of the people in attendance. He said that Minerva is involved with the Teamon Road Village Node and said they have heard more from the people in the area wanting that moved. The majority of the commercial proposed for the village is on their property. He discussed the process Minerva has gone through to determine the location of their Village Node and the reason for requesting the change to the Baptist Camp Road.

Ms. Mathiak said since there were so many people present regarding this application, she was going to allow them to make comments. She asked each person to keep their comments to less than five minutes and to try not to repeat what others have said.

Sinclair Hollberg – 3335 Jackson Road

Mr. Hollberg said he lives in close proximity to the proposed Jackson Road Village Node. He appreciates the comments regarding the need to accommodate growth. He would like to see Spalding County grow in a quality manner. The way the Village Node cluster is with respect to the entire county is a little “top heavy”. There are four Village Nodes in the northeastern quadrant. There are seven nodes all together. The community held a meeting because he had a point of contention with the Planning Commission for not holding more public hearings in the community to let them know what the Village Node is. They based their conditional support on the Heron Bay Node on taking off the Jackson Road node, because they are so close together. Additionally, there is the Teamon Road node. He is opposed to that many in a small area. They suggested that as an alternative to the Jackson Road node, what about Arthur Bolton? There is nothing between Jackson Road and Orchard Hill. Arthur Bolton would be a good location. His personal concern is that the Jackson Road area is an historic area, and he is a trustee of one of the oldest historic sites in the county, and he would like to preserve and enhance that site. They want to cultivate it for tourism. He wants the Planning Commission not to table this but send a strong signal. There is nothing wrong with the Village Node

concept. There will be a great one at Heron Bay, 25 acres of high density residential/commercial. The Jackson Road one will be too cramped.

Matthew Stafford – 1560 Flynt Street

Mr. Stafford said he is the founder and vice-president of the Simply Southern Tourism Association which is a seven county region tourism association encompassing Spalding, Butts, Lamar, Pike, Clayton, Fayette and Jasper counties. Governor Perdue's tourism platform is historical tourism. People come to this area, because they want to see the living history. This proposal in the area of Jackson Road will be a detriment to the future success of Spalding County. This is a very historical area with the Double Cabins Plantation being the oldest plantation within the county lines and having an original slave quarters on the property. There is great preservation available in this area. He urged the Board to plan for quality growth and planned growth.

Ed L. Cole – 628 Jenkinsburg Road

No comments

Ruth E. Cole – 628 Jenkinsburg Road

No comments

Audi Kulp – 282 Fox Road

No comments

Doris and Rodney Turner – 450 Jenkinsburg Road

No comments

Mike Wallace – 371 Wallace Road

Mr. Wallace said regarding the relocation or elimination of the node on Jackson Road, it was mentioned that it might be relocated to Orchard Hill or some place in between. He urged consideration of the thoughts of the people regarding it being located there prior to their knowledge.

Kathy Sosha – 282 Fox Road

Ms. Sosha said there is no presence as you come into Griffin and this would be an opportunity to locate one of these attractive developments somewhere along Highway 16 as you exit I-75.

John Dugdale – 1985C – North Walker's Mill Road

Mr. Dugdale said he is currently president of the Allied Ringgold Homeowner's Association. This is a group of approximately 170 members. They have talked with this group and with the Griffin-Spalding Citizens for Responsible Government Spending which is a much larger group. The general feeling is that they do not want the Village Node at Jackson Road. Some of the reasons have already been discussed. They feel the Village Node concept does not support the rural atmosphere. It does not fit the present zoning and property usages in the area. Strip centers, shopping centers and out parcels are sitting empty all over the City of Griffin where they have great traffic count and

exposure. They are over built and there is no apparent need. The six or seven Village Nodes were approved and identified on the land use plan with no input from any of the local residents who live in the area. There were five meetings regarding the land use plan. Two meetings discussed the Village Node concept. It was never talked about where they would be placed, how large they would be, or anything. There are three Village Nodes within two miles of each other, triangulated in a small area in their part of the county. It would not take long to see how they would all grow together and the Village Node would take over the entire end of the county. No environmental impact studies were performed, and no one has ever addressed any of the issues of the people living in the area, additional traffic, additional noise, additional pollution and additional crime. The Village Node at Highway 155 and Henry County line was approved with the understanding that the County Commission would put a moratorium on any further Village Nodes until such time that the one on Highway 155 and the Henry County line was complete and operational. This would give the opportunity to see how well it was constructed, the occupancy and what works and what does not work. It would be a model for the rest of the county. He expressed appreciation for the opportunity to speak.

Debra Jo Steele- 1819 North Walker's Mill Road

Ms. Steele read the definition of the Village Node as found on the internet. On the Jackson Road site, there are already two gas stations. There is a very wonderful historic site in Double Cabins. They have a fire station. There is adequate transportation with Highway 155 being bid for the bridges and width expansion. They have large parcels of land open for development. There is adequate water and Heron Bay has its own wastewater treatment system. She has no problem with additional Village Nodes at Orchard Hill or at Highway 16. She did not move to this area thinking the area was never going to change. She moved because she knew it was going to change and was hoping it would change for the better and she wanted to be part of that process. Some people have tried to represent themselves as representing the community and what is wanted. She does not think this is true. There was a survey that passed around, and it was never given to her or her husband. Just because someone attends a meeting does not mean they are a member of the group. This is an important intersection, and it is logical to put a Village Node at that location. There were tons of meetings before the Village Nodes were identified. There were more than 50 people at a workshop at the courthouse annex. Participants included citizens, county commissioners, county staff, city representatives, school board members, McIntosh Trail RDC staff, and a representative of the University of Georgia – Griffin Campus. There was a lot of money and a lot of time put forth and they were very open to the public. Every meeting was noticed and the staff made themselves very available to the public. The Village Node at Jackson Road was chosen. She does not want it moved. It is a good logical location as the county grows and more centers need to be accommodated. She does not want to have to drive two and a half miles to go to the grocery store. She wants to keep her shopping in this county.

Michael C. Steele – 1819 North Walker's Mill Road

Mr. Steele had to leave and was not available for comment. His wife, Debra Jo Steele, said he wants this Village Node to remain as identified.

Eva Felt – Carver Road
Ms. Felt was not present.

Kathleen Noble – 876 Musgrove Road
Ms. Noble said she has lived in the community for 5 ½ years. They travel through this intersection, and they comment that it would be great to have a dry cleaners and other services available at this location. As a homeowner and taxpayer in this community, she was thrilled to see this coming to this intersection. As it is presently, the people are going through this intersection and spending their dollars in Henry County, because there is nothing in Spalding County available in this area. If the Village Node is located here, that would be local money kept in the county. She would love to see this process continue and the Village Node located here.

June McIntyre – 124 Magnolia Drive
No comment

Robert McIntyre – 124 Magnolia Drive
His views have been expressed

Shane Huey – North Walker’s Mill Road
He had to leave to attend another meeting but wants the Village Node left as is.

Stephen Noble – 876 Musgrove Road
Mr. Noble said he drives through this intersection every day, twice a day, during rush hour. He sees cars backed up as far as you can imagine in every direction. Growth is going to come to this intersection. The decision is whether you want to control it and make it nice growth or do you just want whatever commercial building to “pop up”? There is already a Texaco that has a cinder block wall that someone drove into sitting there, it looks like junk. That has been that way since he moved there in 1997. The Kangaroo is there, and the parking lot is full and people standing around talking. The gas pumps are full. Growth is coming to this site. It cannot be stopped. Highway 155 is going to be widened. That is the thoroughfare coming into Griffin from I-75 North. Henry County is one of the fastest growing counties in the country, and it is coming our way. The question is, do you want to make it nice growth and have some nice plan for control or do you just want to have a cinder block Texaco “pop up” and another trailer park “pop up”? If Mr. Hollberg wants to preserve his historic site that is certainly within his prevue. Just because there is a Village Node there does not mean he has to sell and put in a subdivision. That can be preserved. It is up to the owner of the property. This area is going to be developed and this is an opportunity to make it quality growth.

Ray Browning – 128 Meadowvista Drive
Mr. Browning said he attended numerous meetings in this room regarding the land use map. The room was filled with leading citizens in the community. If people in this area chose to exclude themselves from those meetings at that time, no one has control over that. This corridor is going to develop. We need a lot more input but it is an issue of control. This intersection is going to develop commercially. If it is developed as a

Village Node, there will be a lot more control over the design and everything that goes in there. This is a 25-year plan. This is going to be an evolutionary process that will take place as the demand occurs.

MOTION

Mr. Youmans made a motion to table Application FLA-05-09 for some additional meetings in the community. The motion passed on a second by Mr. Green with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion and Ms. Bailey voting against.

Amendment to FLA-05-10: Various Property Owners – Spalding County Board of Commissioners, Agent – Teamon Road and Smoak Road – requesting an amendment to relocate Teamon Road and Smoak Road Village Node.

Mr. Taylor said when Mr. Davidson made his presentation, he made some pertinent points regarding relocating this Village Node to the Baptist Camp Road and Jordan Hill Road intersection. With the development that is being proposed and with what is coming in the form of the revised Spring Lake Development, there is a need to have good access points. With the improvements proposed to Rock Creek and access to Georgia 20 and the access into the proposed development, if the county approves it, it makes good sense to relocate this Village Node to the Baptist Camp Road. However, he feels that he would like to make an additional effort and hear from people that are going to be on the receiving end of the Village Node. For that reason, he recommends tabling until meetings can be scheduled for this area.

Sinclair Hollberg – 3335 Jackson Road

Mr. Hollberg said it makes sense to move the Village Node to the area of the projected growth. His understanding of the plan is to develop closer to the Jordan Hill area which would make the node a lot more serviceable.

Matthew Stafford – 1560 Flynt Street

Mr. Stafford said he was host to the first annual Griffin-Spalding Tourism Convention at the University of Georgia – Griffin Campus. State Representatives were present from all over the state to discuss what tourism is, why it is important and where it fits in Griffin-Spalding County. The State Tourism Representative for Presidential Pathways had no knowledge of the Roosevelt Railroad located in the vicinity of Smoak and Teamon Roads. These are the same rails that Roosevelt rode. Unplanned growth with the Village Node could completely ruin the tourism opportunity of the Roosevelt Railroad. It comes down to you don't have to reinvent the wheel if everyone drove out and around Spalding County you would see there are broken down, unkempt, empty buildings everywhere. It is not about developing it is about re-developing. They would like to pursue those opportunities.

Brian Davidson – Minerva Properties – 2292 Henderson Mill Road – Atlanta, Georgia

Mr. Davidson said he will discuss how this proposal will impact the active adult community. Within the community, it will require that they remove the commercial node

that is already at Teamon Road. He does not feel it will negatively impact their application. He feels it is a wise idea to get the opinion of the people in the surrounding community. They will be happy to host in informational meeting to discuss the concept explaining their plans and their logic for the proposal.

John Dugdale – 1985 North Walker’s Mill Road

Mr. Dugdale said this is in the same proximity and all the same things relate to this project as the other one on Jackson Road. These three Village Nodes are within two miles of each other. For the people that say they look at the Kangaroo and wish there was a cleaners and different stores, all they have to do now is turn go two miles up the road. Thanks to Minerva there is going to be a beautiful concept, wonderfully designed Village Node. If they are not satisfied with that, they can drive three more miles, be in Henry County and go to Publix.

MOTION

Mr. Youmans made a motion to table Application FLA-05-10 for some additional meetings in the community in January. The motion passed on a second by Mr. Chastain with Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion and Ms. Bailey voting against.

Amendment to UDO #A-05-26: Article 17B. AAR Active Adult Residential District add new zoning district for Active Adult Residential (AAR).

Mr. Taylor said they felt they were ready to discuss and approve this, but when Mr. Galloway studied this amendment further, he noted that there were a number of issues that needed additional consideration. Most of them are legal language in nature. They are not significant changes to the aspect of the ordinance, but they are significant enough to need further study and try to redraft with the language in mind. The recommendation is to table.

There were some people present that wanted to comment on the concept.

Eldora Smith – 1526 Pineview Road

Ms. Smith said she wanted to have some information regarding what the concept is of the AAR zoning districts.

Mr. Taylor went over the concept of the Active Adult Residential District. He noted that the plan is to create a district that will allow for a retirement community. It will be limited to age 55 and older. It would allow the county to have this development without opening these smaller home, high density developments all over the county. This will require intense recreational facilities including a senior center in each of the communities. It is legal to have age restrictions within these communities.

Discussion was held regarding the intent of the AAR Zoning.

Mr. Davidson addressed the intent of the commercial uses within the Active Adult Residential District. He stated that there is a timing concern regarding a delay in action on this amendment. The Planning Commission will not meet again until January 31, 2006, and they did need some direction, if possible, prior to that date. He asked if there was some way that a recommendation can be made to approve in concept subject to incorporation of Mr. Galloway's refinements to make it fit legally in the UDO.

Mr. Taylor said if the vote could be taken at the end of the meeting, he could make copies of the latest draft for the members so they would have an opportunity to review prior to the vote.

Amendment to UDO #A-05-27: Appendix A. Subdivision Ordinance – Section 503: M – amend driveway requirements.

Mr. Taylor said the wording of the current ordinance is very strict and prohibits all driveways from a public road within a subdivision. In some cases, that is a very hard standard to maintain especially where there are areas where property is being developed where there is no other way to provide access to a lot except via an existing road. This amendment is to modify the language to give flexibility where the standard cannot be met. This will keep the Board of Appeals from having so many variances. This identifies certain situations where the standard cannot be met and allows for driveways on existing roads under those circumstances.

MOTION

Mr. Chastain made a motion to recommend approval of Amendment to UDO #A-05-27. 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.

Amendment to UDO #A-05-28: Appendix A. Subdivision Ordinance – Section 504:D(1) – amend water supply systems for public water requirements.

Mr. Taylor said there is an issue that has arisen with the Board of Commissioners regarding the requirements for placement of fire hydrants along existing streets where there is a water line and a builder or developer developed along the street and the fire department did not request fire hydrants to be installed to accommodate those lots. When the water system was installed in the rural areas of the county, there were not many structures, and the placement of the fire hydrants was at 1000 feet. With the addition of structures, this has placed a demand for more hydrants. The code requirement is for hydrants to be no more than 500' from a structure. The fire department is now requiring builders and developers to provide the hydrants. This ordinance will require that fire hydrants be installed by the developer for all subdivisions.

Ray Browning – 128 Meadowvista

Mr. Browning said the county installed water lines sometime ago. Developers and builders do not have a problem with installing fire hydrants at the 500 foot level with new subdivisions. There are 1000's of feet of water lines on existing rights of way that

heretofore developers have been prohibited from entering and working in. They have been advised, on more than one occasion, that builders/developers cannot enter the county rights of way to do anything. Now they want the builder/developers to enter the county rights of way and enter a sanitary water system. This is wrong, and his proposal is that since funds are available through the impact fee that the service delivery strategy be amended regarding impact fees to include the proper positioning of the omitted water lines. There are paved roads in the county that do not have any waterlines that should have been done. They were omitted for political reasons in the 1970's, because the vast owners of those lands wanted to avoid additional taxation. This was contrary to public interest and now they have to "bite the bullet" and thrash this problem out that someone else created. The Board of Commissioners needs to amend the service delivery strategy for the current impact fee, place some of those funds in the hands of the water authority and not only put in the fire hydrants, distanced properly, but run waterlines on the roads where they were omitted. There is no problem with the change that requires the placement of fire hydrants on lines that will not require the developer to enter the county right of way.

Discussion was held regarding Mr. Browning's comments, and they felt it was appropriate to consider impact fees or revenue from the water department for the installation of hydrants on existing waterlines.

MOTION

Mr. Green made a motion to recommend that the county consider using impact fees or revenue from the water to install hydrants on existing waterlines. 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.

Amendment to UDO #A-05-29: Quarterly adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Taylor said this is to adopt the changes in the rezoning maps over the last quarter.

MOTION

Mr. Chastain made a motion, seconded by Mr. Youmans, to approve Amendment to UDO #A-05-29. The motion passed with Ms. Bailey, Mr. Chastain, Mr. Green, Ms. Mathiak and Mr. Youmans voting for the motion.

MINUTES

Mr. Youmans made a motion to approve the minutes of the October 25, 2005 meeting. 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.

Discussion on Sun City Peachtree development.

Brian Davidson – 2292 Henderson Mill Road

Mr. Davidson said some of the people present have seen this presentation regarding Sun City Peachtree development. He gave an overview regarding this type project that has been done in other areas. The Spring Lake project was originally intended to be a replacement for Heron Bay. It was zoned for 2107 home sites. They have acquired some additional land to the south which was purchased from the Dundee Community Association and some additional land for other owners. As they developed the plans to follow the plan of Heron Bay, they were approached by Del Webb Homes, which is the nations largest builder of active adult communities which targets people over the age of 55. This concept is a variety of home sizes from two-bedroom with from 1100 SF up to 3000 SF. They want small lots with common maintenance. Most are all cash purchases. The purchasers want huge amenity centers to include a clubhouse with an indoor pool and an outdoor pool, fitness rooms, full theatre for stage presentations or movie nights, billiard rooms, craft rooms, golf course and miles of walking trails. The intent is that this will be a golf cart community. A presentation was made showing developments in other areas like this one that is proposed. He gave a brief history of Del Webb, and a list of their projects within the United States. Del Webb has recently been purchased by Pulte Homes. He identified the location of the project and showed the entrances and the anticipated traffic patterns. The present project on this land would have 2100 lots, and the extra land that has been purchased as zoned would allow 250 to 300 additional lots. This project would have 3400 lots. There would be fewer people per house. The average Del Webb Sun City project has 1.7 people per home. With the current zoning, it is projected at 3.2 for the family section and 1.7 for the active adult section. There would be more lots but less people. The lots are smaller and clustered. There have been detailed traffic studies. With the current plan, there would be a lot more trips. 25,900 trips at present with the new zoning it would drop to 11,200. There is not the traffic related to the transportation of children. Additionally, the traffic will be at less peak times. There is a net zero impact on the schools with increased tax revenue and SPLOST revenue. There is an increase in revenue of \$19,000,000 with \$4,000,000 in annual cost. Fire protection and hospital expenses will increase.

Todd Terwilliger – Del Webb – Pulte Homes

Mr. Terwilliger gave a history of the Pulte Homes and advised that Pulte Homes had purchased Del Webb in 2001 when Mr. Webb died. He addressed the board regarding this project discussing the reception they have received with the marketing studies they have conducted. They anticipate a successful program, and he is available for any information he can give.

Ruby North Allen – Futral Road

Ms. Allen said she wanted some information regarding this proposal. She was of the impression that this was to be homes, and she wanted to know whether or not they were individual homes, retirement homes or what.

She was advised that they would be individual homes. There will be 15% attached with 85% being single homes. The price range is anticipated to be from \$150,000 to \$300,000.

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.

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder