

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
June 26, 2007

The Spalding County Planning Commission held its regular monthly meeting on June 26, 2007 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; Frank Chastain and David Traer. John Youmans 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.

Mr. Johnson 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 #07-04Z: Mark Moody, C. Mark McCullough, David T. Feltman, Timothy R. Dender, C. Lance Taylor, William Scott Bowen and Jeff D. Moyer, Owners – 2460 South Walkers Mill Road (2.55 acres located in Land Lot 248 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-4, Single Family Residential.

Mr. Taylor said this application is for approval for rezoning to subdivide the property to two one-acre lots. Contiguous to this property is a larger tract of some 73 acres that is also being considered for development by the applicant. This tract will actually provide better access to that larger development even though the larger tract is not up for consideration of rezoning at this time. In reviewing the application, this meets the criteria for rezoning including the density on the Future Land Use Map. The house sizes in the area would be better at the 1750 SF minimum, and the staff recommendation is for approval at R-2 zoning rather than the R-4.

Discussion was held regarding the potential plans for development of the larger tract and the possibility of these two tracts being the entrance to the larger development. It was noted that there was a structure on a portion of this property.

Mark McCullough – 1012 Memorial Drive

Mr. McCullough described their plans for the division of the property. He said the structure on the property is a barn. They purchased this site so they would have better access to the larger property. They plan to sell one of the houses and keep some of the additional land to have better access to the larger tract for future development. The plan is to make application for the additional land at some point in the future. They have sewer to the site. He feels that the R-4 would be more in keeping with the homes that are in the area but does not have any documentation to support his opinion.

MOTION

Ms. Bailey made a motion to approve Application #07-04Z for the R-2 Zoning. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain, Mr. Johnson, and Mr. Traer voting for the motion.

Application #07-09Z: Griffin-Spalding County Development Authority, Owner – Spalding County Board of Commissioners, Agent – 407 Hudson Industrial Drive (30.71 acres, More or

less, located in Land Lot 212 of the 2nd Land District) – requesting a rezoning from C-1C, Manufacturing-Light, to C-2, Manufacturing.

Mr. Taylor said this application is at the initiative of the County Commissioners. The Development Authority has a potential client seeking a site in the Hudson Industrial Park that would be engaged in the manufacturing process, and this zoning would be more compatible with the intended use. The staff recommendation is for approval.

David Luckie – Representing the Griffin-Spalding Development Authority

Mr. Luckie said he was present to answer any questions regarding the application. The information that Mr. Taylor has given accurately defines the intent. They will be manufacturing plastics. They will import plastic pellets and convert them to a plastic product. They will be using the rail line which initiates the need to change the zoning.

MOTION

Mr. Chastain made a motion to approve application #07-09Z. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Johnson, and Mr. Traer voting for the motion.

Application #07-10Z: Various Property Owners – Spalding County Board of Commissioners – Bourbon Street (located in Land Lot 159 of the 3rd Land District) – requesting a rezoning from C-2, Manufacturing, to R-5, Single Family Residential.

Mr. Taylor said this rezoning is initiated at the request of the County Commission and is done to reflect the use of the lots in the area which is residential. This is in conformity with the Future Land Use Map, and the staff recommendation is for approval.

Mr. Taylor said there has been information received that some individuals are attempting to collect rezoning fees. That would be a scam, and if anyone should approach anyone attempting to collect fees for rezoning to contact law enforcement immediately for prosecution. All costs involved with this rezoning will be absorbed by the County.

MOTION

Mr. Chastain made a motion to approve Application #07-10Z. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Chastain, Mr. Johnson, and Mr. Traer voting for the motion.

S/D #07-04: Cedar Cove: Mickey Jones, Owner – 18.268 acres off Cedardale Drive located in Land Lot 151 of the 2nd Land District – 19 lots.

Mr. Taylor said this is a request of a preliminary plat approval for a subdivision. The plat has been reviewed by all the County Departments as well as the City of Griffin. All departments recommend approval and the staff recommendation is for approval.

MOTION

Mr. Chastain made a motion to approve S/D #07-04. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Johnson, and Mr. Traer voting for the motion.

Consider extension of preliminary plat for Vineyard Park Subdivision – Westmoreland Partners, LLC.

Mr. Taylor said Vineyard Park Subdivision is under construction, but the preliminary plat approval will expire prior to the completion of the final plat approval. The staff recommends

approval for an extension to cover the final plating. Generally a two-year extension is granted under these circumstances.

Mr. Traer said he noted this subdivision is under a special exception design, and he requested an explanation.

Mr. Taylor said subdivisions having a lot size of less than two acres in an R District require special exception approval as part of the development approval. This special exception was approved with the design concept of a county club subdivision. The subdivision is being constructed in accordance with the design.

MOTION

Mr. Chastain made a motion to approve extension of the preliminary plat for the Vineyard Park Subdivision. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain and Mr. Johnson voting for the motion and Mr. Traer voting against.

Consider extension of preliminary plat for Hunt’s Mill Estates Subdivision – M & M Communities, Inc.

Mr. Taylor said the Hunt’s Mill Estates Subdivision is under construction, but the preliminary plat approval will expire prior to final plating of the subdivision and an extension is needed. Staff recommends approval. This is a special exception subdivision that was approved with the country club design

MOTION

Mr. Chastain made a motion to approve extension of the preliminary plat for the Hunt’s Mill Estates Subdivision. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain and Mr. Johnson voting for the motion and Mr. Traer voting against.

Consider extension of preliminary plat for Dundee Manor – Randy Pollard.

Mr. Taylor said this subdivision is not currently under construction. The site has been sitting vacant since approval of the special exception. Mr. Pollard has recently purchased the property in order to develop. The Staff is proposing an extension of the preliminary plat for two years to allow the new property owner to consider construction of the subdivision as approved.

MOTION

Mr. Chastain made a motion to approve extension of the preliminary plat for the Dundee Manor Subdivision. The motion passed on a second by Mr. Johnson with Ms. Bailey, Mr. Chastain and Mr. Johnson voting for the motion and Mr. Traer voting against.

Consider extension of preliminary plat for Teamon Pointe – Minerva Spring Lake, L.P.

Mr. Taylor said Teamon Pointe is not currently under construction. The property was purchased by Minerva Spring Lake and extension of the preliminary plat will give the owners the opportunity to determine whether or not they want to develop the property in accordance with the preliminary plat. The Staff is recommending extension of the preliminary plat for two years.

MOTION

Ms. Bailey made a motion to approve extension of the preliminary plat for the Teamon Points Subdivision. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain and Mr. Johnson voting for the motion and Mr. Traer voting against.

MINUTES

Mr. Chastain made a motion to approve the minutes of the May 29, 2007 meeting. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Johnson, and Mr. Traer voting for the motion.

ADJOURN

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

Ed Johnson – Chairman

Yvonne M. Langford - Recorder