

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
September 25, 2007

The Spalding County Planning Commission held its regular monthly meeting on September 25, 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; David Traer and John Youmans.

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 #07-13Z: Jesse R. Champion, Jr. Estate, Eugene W. Dabbs, IV, Administrator, Owner – timothy J. Hearn, Agent – 102 Moreland Road (3.87 acres located in Land Lot 19 of the 2nd Land District) – requesting a rezoning from C-1, Highway Commercial, and R-1, Single Family Residential Low Density, to C-1B, Heavy Commercial.

Mr. Taylor said the staff recommendation is for conditional approval. The recommended conditions are:

- Landscaping shall be installed along Moreland Road to help buffer the property. Buffer shall be 15' deep from property line to property and consist of a mixture of evergreens and deciduous trees.
- Maximum width of curb cut shall be 24' and an acceleration/deceleration lane shall be incorporated.
- Site lighting shall be designed so as to not glare in adjacent residential areas or onto Public Street.
- Any areas not graveled or concreted shall be stabilized with permanent vegetation.

Tim Hearn – 826 Hanover Drive

Mr. Hearn said he was the agent for the Jesse Champion Estate. Mr. Kenny Moore is the proposed purchaser of the property and is present.

Mr. Youmans asked if there were any problems with the conditions.

Mr. Hearn said they did not want to have to put in an acceleration/deceleration lane but understand this is going to be a requirement, and they will meet the requirements. They do not plan to have any lighting on the site except for a security light.

MOTION

Mr. Chastain made a motion to approve Application #07-13Z with the conditions as recommended by the staff. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

S/D #03-08: Heron Bay Golf & Country Club (Fincher Tract) – Cole Tract Associates, L.P. and North Spalding Development Company, LLC, Owners – Minerva Properties, O.O.P., Developer – 155.1 acres off Johnson Road located in Land Lot 146 of the 2nd Land District – 180 Lots.

Mr. Taylor said the County previously approved a preliminary plat for the Fincher tract which is north of Johnson Road and south of the Cole tract which is part of the current Heron Bay Development. The County approved the Village Node last year to go on the front part of the Fincher tract and one additional tract that was along Highway 155. This revision shows Minerva pooling that portion of the property and it affects Pods JJ, KK and LL. There are some minor street realignment’s from the original plat that was approved and it shows the relocated Johnson Road that will ultimately go through the Village at Highway 155. This plat is revised to show those changes. All of the various County Departments have approved the revisions and find that it meets the requirements of the County Ordinances and approval is recommended.

Joe Burns – 596 Timberley Lake Court – Marietta, Georgia
Mr. Burns said he was representing Minerva. He said Mr. Taylor had covered the application, and he would answer any questions the Board might have.

MOTION

Mr. Youmans made a motion to approve Application S/D #03-08. The motion passed on a second by Mr. Chastain with Ms. Bailey, Mr. Chastain, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

PRELIMINARY PLAT EXTENSIONS

Mr. Taylor said both of these requests for extension of the preliminary plat approvals are subdivisions that the developers have already invested in the improvements. The streets are already in, and they are in the process of the final plat. This is a situation where, unless there is some violation of the ordinance, there is no reason to deny the extension of the plats. It would be difficult to find legal grounds for a denial. The staff recommends approval to extend both of the requests for the preliminary plats. Generally, unless the Planning Commission recommends otherwise, approval is for a two-year extension.

Consider extension of preliminary plat for Flint Mill Estates Subdivision – Scarbrough and Rolader Development.

Mr. Traer asked if there was more than one entry/exit in either of the subdivisions.
Mr. Taylor said Flint Mill Estates did allocate a 50’ easement to an adjacent tract of land that is probably going to be developed. This will make it possible to have an entrance to the adjacent subdivision when it is developed. Crestwick proposed to the County to have two entrances into the subdivision, and the neighbors strongly protested the entrance on Ethridge Mill Road and the County eliminated the second entrance.

MOTION

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

Consider extension of preliminary plat for Crestwick Subdivision – American Housing Group, Inc.

MOTION

Mr. Youmans made a motion to extend the preliminary plat for Crestwick Subdivision. The motion passed on a second by Ms. Bailey with Ms. Bailey, Mr. Chastain, Mr. Johnson and Mr. Youmans voting for the motion and Mr. Traer voting against.

MINUTES

Ms. Bailey made a motion to approve the minutes of the August 28, 2007 meeting. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Chastain, Mr. Johnson, Mr. Traer and Mr. Youmans 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, Mr. Traer and Mr. Youmans voting for the motion.

Ed Johnson – Chairman

Yvonne M. Langford - Recorder