

**SPALDING COUNTY PLANNING COMMISSION**

Regular Meeting

March 31, 2009

The Spalding County Planning Commission held its regular monthly meeting on March 31, 2009 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; Walt Glover; David Traer and John Youmans.

Also present were: Charles Taylor, Community Development Director; 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.

**S/D 07-01:** Consider extension of preliminary plat for Minter Road Estates – Alan Mobley, Owner.

Ms. Stacy Donaldson – 262 Mobley Road

Ms. Donaldson said Mr. Mobley could not be present but she would try to answer any questions.

Mr. Taylor said this is a request for the standard preliminary plat extension that is often requested. The plat was approved in 2007, and the staff recommendation is for approval.

**MOTION**

Ms. Bailey made a motion to approve S/D 07-01 and grant the extension. The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**Application #PPD-09-01:** Planned Development concept plan review for 576.09 acres, more or less, located on Arthur K. Bolton Parkway, Rehoboth Road and Wild Plum Road (for discussion only).

Mr. Johnson said he feels there may be some confusion regarding this application. The property that is under consideration has already been purchased. There is no discussion regarding any other property, only the property that has already been purchased.

Brian Upson – 507 North Pine Hill Road

Mr. Upson said he was with Paragon Consulting, and they are representing Griffin-Spalding Development Authority regarding this public hearing for a proposed development called The Lakes of Green Valley. The property has already been purchased and there is no other property being considered for a zoning change.

Mr. Upson gave an overview of the property. The site is 576 acres. There was a map of the site indicating the proposed industrial sites, proposed commercial sites, proposed hotel/conference center and a residential component. This site is an extension of the present Green Valley Industrial Park. The Development Authority intends to develop the industrial sites only. They intend to market the commercial, hotel/conference center and residential components to private developers. This is the property that was approved for development in the last SPLOST. The

land has been purchased and this is the proposed development of the site. Mr. Upson reviewed the plat and advised that there will be a perimeter road built around the entire property. The Development Authority will receive \$21,250,000 in SPLOST funds. Bonds were sold in the amount of \$15,000,000. \$8,000,000 of that amount was used to purchase the land. The \$7,000,000 balance will be used to develop the property to include roads, utilities and grading as far as the funds will allow. The balance of the SPLOST funds will be received as sales tax is collected and will be used to develop the sites as needed. Funds realized from the sale of the property will also be used to complete the development of the sites. There is a facility on the property that is known as “Big Shanty” that will be upgraded and designated as a nature center for use by the public. There is also a large lake at the “Big Shanty” location which has a walking trail around the lake. It is intended that the trail will be improved and used by the public. There are plans that Spalding County Parks and Recreation Department will oversee the operation of “Big Shanty”.

Lou Anne Collier – 121 Valley Drive

Ms. Collier said there is a school being built in this area and she wanted to know how this was going to impact the school and the traffic. She asked if there was going to be a traffic light installed.

Mr. Ballard said the school was planned for this area prior to the site being purchased for an industrial park. The zoning is planned so that the zoning line ends at Rehoboth Road and does not go north to I-16. There will not be a lot of bus traffic in the Industrial Park area. They have talked with DOT regarding the possibility of a light once the industrial park is more developed. They do not presently see an issue but there is the possibility for some future need.

Ms. Collier asked if there are any potential industrial prospects.

Mr. Upson said they have already shown one of the sites and there is currently a prospect.

James Adkins – 151 Kathy Lane

Mr. Atkins said he moved to this location 12 years ago from Florida to get away from this kind of development, all the build-up of houses – buildings. They moved to the country where it is nice, quiet, animals. Now, at night, they hear Caterpillar’s loud speakers. The whole sky is lit up, and trucks all the time. They need to fill up the present industrial park prior to building another one. There are a lot of empty buildings around the town and no one is going in them. There is a lot of waste. He is against this. He lives right there at it.

Janie F. Adkins – 153 Kathy Lane

Ms. Adkins said she also move there to be in the country. They have the deer and everything is being pushed and they have no place to go. They are doing everything they can to help them. It was their land before it was ours. She wanted to know if their taxes would be going up with all of this going on in their area.

Janice Howell – 167 Kathy Lane

Ms. Howell wanted to know the direction of the buses and trucks.

Mr. Ballard said everything is zoned south of Rehoboth Road. You will have buses going south of Rehoboth Road. There will only be a few buses going out I-16. They will be special needs buses or other special buses. They do not anticipate a lot of school traffic going to I-16 due to the zoning of that school.

Ms. Howell wanted to know if there is a grocery store interested in this location. She was advised that it is just a plan.

Norma Giles – 302 Elizabeth Lane

Ms. Giles asked if the only children that will be going to this school are special needs children because they have the same problem when the other schools were built. There have already been more than two serious wrecks with people killed at that intersection. Now you are going to put big trucks, industrial traffic, more than what we already have mixed in with our school children. Is that what you are telling us?

Mr. Ballard said what he is trying to say is that based on the location of the school and the school zone, there should not be a lot of mix of traffic in that area from the way the zone currently exists. The zoning could be changed in the future but the way it is zoned right now there should not be a lot of mix of traffic.

Discussion was held regarding the potential for a grocery store in the area and the potential location of the grocery store was identified.

Ms. Giles said there is a daycare in the area. She said when Caterpillar was being built they were told that the rail tracks in the area would be used for the commuter train. The daycare center has just been built and they are going to have to take care of that. That will have to be gone. They will be putting in roads to come to the overpass. Green Valley is going to be an overpass over the railroad tracks. There is no consideration for people that have worked all their lives with property out here with their whole life investment.

Shirley Shatzoff – 760 Hudson Road

Ms. Shatzoff said she came here to get information regarding what is going on because she was not aware of any of this until it was in the paper. It appears that the Rehoboth Road traffic is going straight through the Industrial Area. Mr. Upson identified the location of Rehoboth Road on the plat and advised that the road would not change. She wanted to know about the area that borders Highway 16. Mr. Upson gave her information regarding what is intended for that area. She said it appears that a lot more room is needed if there is going to be a grocery store and a hotel conference center. She wanted to know whether or not the daycare center was going to be affected. Mr. Upson said, based on this development, it will not be affected but he does not know what impact the DOT will have. She said she is next to Caterpillar Logistics and she hears all noise that comes over the speakers. She does not have the traffic issues. She asked about the traffic and Mr. Upson reviewed the traffic flow in and out of the industrial park.

Mr. Taylor said this is a Planned Development Project and the County Ordinance sets specific guidelines regarding meetings that have to take place. This is the first of three proposed meetings. The next will be with the Planning Commission again for the purpose of considering the zoning on the property. The final meeting will be with the County Commissioners for their final vote for action on the proposal. During the process the plan will go through a regional design review called the Development of Regional Impact with the local RDC. This gives the surrounding jurisdictions an opportunity to comment on the design and impact of the development to the region. State law requires a finding from that process before any County action including Planning Commission recommendation. The RDC plans to complete that finding prior to the Planning Commission meeting on April 28. Should that not happen then the County will publicize that fact as well.

The Development of Regional Impact is a state level review process. There are some projects that meet certain thresholds in terms of size and impact that have an impact beyond the local jurisdiction. The DRI gives the jurisdictions outside the county an opportunity to comment on the development and the impact the development might have on other jurisdictions. There is a series of meetings that happen for the other jurisdiction to give input into the design and plan. Advertising will be done in the local paper in anticipation of the next meeting.

Mr. Taylor advised those in attendance they should call if they need any information regarding the project.

Mr. Johnson said it was time to bring the meeting to an end. The developers will stay to discuss the project on an individual basis if needed.

**MINUTES**

Ms. Bailey made a motion to approve the minutes of the February 24, 2009 meeting. The motion passed on a second by Mr. Glover with Ms. Bailey, Mr. Glover, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

**ADJOURN**

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

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Ed Johnson – Chairman

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Yvonne M. Langford - Recorder