

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
November 10, 2009

The Spalding County Planning Commission held its regular monthly meeting on November 10, 2009 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ed Johnson, Chairman, presiding; Janet Bailey; David Traer and John Youmans. Walt Glover was not present.

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.

Amendment to UDO #A-09-10: Article 12. C-1 Highway Commercial – Section 1203:A(17) – amend to add Assisted Care Living Facility and Section 1203:B(7) – amend to add Senior Planned Community.

Mr. Galloway said this change is to define a Senior Planned Community and to allow a Senior Planned Community and an Assisted Care Living Facility as a principal use in the C-1 Highway Commercial Zoning.

MOTION

Mr. Youmans made a motion, seconded by Mr. Traer to approve Amendment to UDO #A-09-10. The motion passed with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

Application #09-09Z: Patricia G. Jackson, Owner – Heartland Retirement Communities, LLC, Agent – 1973 West McIntosh Road (8.50 acres located in Land Lot 67 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to C-1, Highway Commercial.

Application #09-09AZ: Kay S. Moore, Executrix of the Estate of Clyde Saylor, Owner – Heartland Retirement Communities, LLC, Agent – 1905 West McIntosh Road (7.51 acres located in Land Lot 94 of the 3rd Land District) requesting a rezoning from R-1, single Family Residential Low Density, to C-1, Highway Commercial.

Mr. Taylor said Applications #09-09Z and #09-09AZ will be discussed together and voted separately.

Mr. Taylor said these projects straddle Cowan Road. The first project is a rezoning to allow for the development of a 113-unit senior apartment complex. It will house up to 126 seniors and would have the possibility of expanding for additional units. Staff recommends conditional approval, with the conditions as follows:

1. The first floor of all permanent structures shall be constructed entirely with brick or stone facades on all sides. Materials used above the first floor shall meet or exceed the standards of the county zoning ordinance.
2. A letter approving the site access design from G-DOT.
3. The extension of the sidewalk along West McIntosh Road to include the entire lot frontage at a minimum of five (5) feet in width.
4. The site will limit all lighting so any neighboring residential properties or rights of way will not be affected from glare.

5. All parking shall be side and rear of buildings and the buildings moved forward toward the street.
6. Any expansion in excess of 10 additional residential units or 30 residents shall require an additional special exception.

Discussion was held regarding the condition of requiring the parking to be to the rear and side of the building. Mr. Taylor said they would have to redesign the orientation of the building to the parking on the site. He noted that the C-1 zoning gives the opportunity to have a building setback of 15' from the right of way rather than the 50' setback. This allows for the building to be forward on the lot to allow more parking at the rear. There could be on-street visitor parking on Cowan Road. On-street parking is a good way to slow traffic in an area.

The other application is for an assisted living facility with a 97-bed capacity. The recommended conditions for that application are as follows:

1. The first floor of all permanent structures shall be constructed entirely with brick or stone facades on all sides. Materials used above the first floor shall meet or exceed the standards of the county zoning ordinance.
2. A letter approving the site access design from G-DOT.
3. The addition of a sidewalk, minimum five (5) feet in width, shall be required along the Cowan Road frontage.
4. The site will limit all lighting so any neighboring residential properties or rights of way will not be affected from glare.
5. All parking shall be side and rear of buildings.
6. Any expansion in excess of 10 additional residential units or 30 residents shall require an additional special exception.

Mr. Youmans said Cowan Road is such a "cut-through" road, and with the traffic to and from the school, he feels parking directly on Cowan Road would not be advisable.

Mr. Taylor said if the road continued to be a high-speed, high-traffic corridor but with on-street parking in the right setting, you can push a lot of cars through a road without compromising capacity. You will compromise speed and the traffic will slow down. It would make the roadway safer.

Mr. Ballard said he would like to see the sidewalks remain and tie everything together with the schools. The parking might work but there are so many neighborhoods in the area to use that road as a "cut-through" that the traffic is going to continue.

The issue regarding the drive and drop-off in the front of the building as presently designed were discussed. Mr. Taylor said it could remain in the front of the building depending on "stacking". If "stacking" would be an issue, they might have to have a drop-off area in another location. It probably would not be a problem to have the canopy drop-off area in the front of the building.

John Lynch – Heartland Retirement, 350 South Main Street, Doylestown, Pennsylvania.

Mr. Lynch said the parking is an important issue. The parking is designed for the main drop-off area to be at the entrance of the independent building. The receptionist areas and elevators are inside the front main part of the building. The parking on the front includes the handicapped parking. The other front parking is mainly for the visitors. Some parking in the front of the building is important. He does not have a problem with relocating some of the parking at the rear but totally eliminating the parking in the front would be a detriment to the residents in the building. If he does have to move the parking, he might not move the building forward because the buildings are three-story, and he would not want them that

close to the sidewalk. From an architectural feature, he needs some setback. He said they have not finalized all of the plans, but they intend to have gardens for the residents to enjoy and they anticipate expansion in the future.

Mr. Lynch reviewed the plans for the complex.

Discussion was held by the Board regarding the parking and what adjustments would be required to remove the parking from the front of the building.

MOTION

Ms. Bailey made a motion to approve application #09-09Z with the conditions as recommended by staff. There was no second.

MOTION

Mr. Traer made a motion to approve Application #09-09Z with the following conditions:

1. The first floor of all permanent structures shall be constructed entirely with brick or stone facades on all sides. Materials used above the first floor shall meet or exceed the standards of the county zoning ordinance.
2. A letter approving the site access design from G-DOT.
3. The extension of the sidewalk along West McIntosh Road to include the entire lot frontage at a minimum of five (5) feet in width.
4. The site will limit all lighting so any neighboring residential properties or rights of way will not be affected from glare.
5. Any expansion in excess of 10 additional residential units or 30 residents shall require an additional special exception.

The motion passed on a second by Mr. Youmans with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

MOTION

Mr. Youmans made a motion to approve Application #09-09AZ with the following conditions:

1. The first floor of all permanent structures shall be constructed entirely with brick or stone facades on all sides. Materials used above the first floor shall meet or exceed the standards of the county zoning ordinance.
2. A letter approving the site access design from G-DOT.
3. The addition of a sidewalk, minimum five (5) feet in width, shall be required along the Cowan Road frontage.
4. The site will limit all lighting so any neighboring residential properties or rights of way will not be affected from glare.
5. Any expansion in excess of 10 additional residential units or 30 residents shall require an additional special exception.

The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

Amendment to UDO #A-09-11: Article 2. Definitions of terms used – Section 202: HHH “and XX” – Amend to add Senior Independent Living Facility and Mini Warehouse/Self Storage Facility.

Mr. Galloway said this is the same ordinance that was discussed at the October meeting. It relates to the application just discussed and also the Village Node at Jordan Hill Road. This includes the definition of Senior Independent Living and also includes the definition of a Mini Warehouse/Self-Storage which is required for the Jordan Hill Village Node. There have been no changes since it was discussed earlier.

MOTION

Mr. Youmans made a motion to approve Amendment to UDO #A-09-11. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

MINUTES

Ms. Bailey made a motion to approve the minutes of the October 27, 2009 meeting. The motion passed on a second by Mr. Traer with Ms. Bailey, Mr. Johnson, Mr. Traer and Mr. Youmans voting for the motion.

ADJOURN

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

Ed Johnson – Chairman

Yvonne M. Langford - Recorder