

SPALDING COUNTY APPEALS BOARD
Regular Meeting
March 11, 2004

The Spalding County Appeals Board held its regular monthly meeting on March 11, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were Greg Pruitt, Chairman, presiding, Jon Baird, Bobby Hart, Charles Heggie, Allan McCallum and J. D. Smith. Dennis Richardson was not present.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, and Yvonne Langford to record the minutes.

Mr. Pruitt called the meeting to order and introduced the members of the Appeals Board.

Mr. Taylor read the rules for conducting business with the Appeals Board which included inviting anyone present that was not the applicant and wanting to address the Board on any of the applications to come forward and sign the request form.

Application #03-39V: Lift from the table – Cole Tract Associates, L.P., Owner – 210 acres, more or less, on Trestle Road located in Land Lots 145, 247, 248, and 234 of the 2nd and 3rd Land Districts – requesting a Variance to allow cul-de-sac streets to exceed 500 linear feet from setback requirements on lots with multiple frontage, and from required front yard and rear yard setbacks.

MOTION

Mr. Hart made a motion to lift Application #03-39V from the table. The motion passed on a second by Mr. Baird with Mr. Baird, Mr. Hart, Mr. Heggie, Mr. McCallum, Mr. Pruitt and Mr. Smith voting for the motion.

Jane Curtis – Minerva Properties - 2292 Henderson Mill Road – Atlanta

Ms. Curtis said this was heard in December and they were requested to remove the private roads from the application. They have made some minor modifications to the application.

Mr. Taylor said the yard setback reduction is for the side and rear yard from 35' to 10' in pods AA2 and BB. This matches what is on the plat.

Ms. Curtis said, other than that, they are satisfied with the recommended conditions. They want to be certain that the conditions will not circumvent them from using the 10' front yard variance already granted on some of the pods.

Mr. Taylor advised her that they would not.

MOTION

Mr. Hart made a motion to approve Application #03-39V with the condition that all corner lots shall have a minimum twenty (20) foot setback on side where the garage and driveway are located and a minimum of 10 feet on the secondary or side road frontage. The motion passed on a second by Mr. Smith with Mr. Baird, Mr. Hart, Mr. Heggie, Mr. McCallum, Mr. Pruitt and Mr. Smith voting for the motion.

Application #04-01V: Lift from the table – Greg Pruitt Construction Company, Inc., Owner – Stanfield West Subdivision Phase V off Rover-Zetella Road (64.8 acres, more or less, located in Land Lots 12 and 21 of the 2nd Land District) – requesting a Variance from detention pond fencing in the R-5 district.

Mr. Pruitt recused himself since this was his application. He left the podium and Mr. Hart assumed the chairmanship.

MOTION

Mr. Baird made a motion to lift Application #04-01V from the table. The motion passed on a second by Mr. Smith with Mr. Baird, Mr. Hart, Mr. Heggie, Mr. McCallum, and Mr. Smith voting for the motion.

Mr. Greg Pruitt – 55 Partridge Path – Griffin, Georgia

Mr. Pruitt said he is requesting this variance for two detention ponds on this property. One of the detention ponds is heavily wooded and the other is in the open and he has planted trees around the structure. It would be unappealing to have a cyclone fence around the pond. He understands the liability of the situation. He understands that a new ordinance has been proposed to deal with detention ponds that might eliminate fencing requirements.

Mr. Heggie asked if Mr. Pruitt would have a problem with fencing and landscaping to hide the fencing. The County Commission has not decided what they will require and this would keep it from being delayed further.

Mr. Pruitt said he would have a problem with doing both. If fencing is going to be required around detention ponds then there are other things that will need fencing also such as ponds and ditches.

Mr. Hart said one of the detention ponds would require that he cut trees if fencing is required. He was there soon after a rain and there was no water in the detention pond.

Mr. Heggie said the county attorney said that the county has no liability unless negligence is found. He is concerned that negligence could be ruled if the fencing is not required.

John Herbert – 1750 Cardinal Drive

Mr. Herbert said he is not up to date on the legality of detention ponds but as far as the fencing, it detracts from the overall landscaping of the property. Many times it hurts the

sale of the property and lowers property values. Anything that can be done to eliminate the fence will improve the area.

Mr. Taylor said the staff recommendation is to deny. The ordinance that is being drafted is a moving target and it is hard to rest recommendations on moving targets. Since the staff report was drafted the Planning Commission has met and has recommended fencing when the depth of the pond is 5' from the invert of the outlet structure to the overflow of the outlet structure. On Mr. Pruitt's property pond, one would meet the requirement of the draft and pond one would not meet that requirement. Under that ordinance pond number one would definitely have to be fenced.

Mr. Pruitt said he has planted two rows of pines all around. He has a berm for the detention pond that goes all the way around the whole side of the property line, which was barren. This was to cover some unsightly chicken houses. He planted 3,000 pine trees.

The larger detention pond is in the woods and there are trees all around except for the actual dam structure. He does not understand the problem. Mr. Galloway's opinion is that there is no liability for the county.

MOTION

Mr. McCallum made a motion to approve application #04-01V. The motion passed on a second by Mr. Baird with Mr. Baird, Mr. Hart, Mr. Heggie, Mr. McCallum, and Mr. Smith voting for the motion.

Mr. Pruitt returned to the podium and assumed chairmanship of the meeting.

Application #04-03S: Huco Construction, LLC, Owner – Teamon Road (113.07 acres located in Land Lots 138, 151, & 152 of the 3rd Land District) – requesting a Special Exception to allow one-acre lots in the R-4 District.

Mr. Jeremy Crosby – 208 Laurel Trace – McDonough, Georgia

Mr. Crosby said there were some house plans furnished to the Board members showing the type houses that would be built. They are proposing a development of 71 one-acre lots on 113 acres. They will dedicate 29 acres to green space for the homeowners of the subdivision to use. They want to meet the standards of the new county club theme of the county. They intend to use full brick fronts on the houses. They were asking for 1500 SF heated minimum and the staff is recommending 1750 SF heated minimum. They will meet that requirement. They will incorporate center green islands. They had a preliminary plat for consideration. There will be an all brick clubhouse with playground. They will additionally have walking trails, four-foot sidewalks, and sodden front yards with 50' setbacks. They intend to build most of the houses but if another builder is involved he will meet the same requirements. They have not designed the entrance at this time. They will have a homeowner's association. They have put together a good plan.

The zoning was discussed and the Appeals Board was advised that the Planning Commission has recommended denial of the zoning change. The County Commission

will be considering this special exception application and the zoning application on March 25.

Debbie Frost – 724 Teamon Road

Ms. Frost gave information to each of the Appeals Board Members. This information included a copy of a portion of the minutes of the Planning Commission regarding the zoning request for Hugo Construction. It included the motion where denial was recommended. She questioned how a recommendation could be made to go to one-acre lots when the zoning for R-4 has not been approved. She asked the Board to table this application until the County Commissioners have made their decision.

Mr. Taylor said the Appeals Board has the ability to table items but they try to get both the rezoning and the special exception to the commission at the same time. Should approval be recommended it would be conditioned on the zoning being approved. There is confusion when a plat shows one-acre lots when the zoning request is for two-acre lots so it is better if the special exception is heard at the same time the zoning is considered.

The Board declined to table at this time.

Margaret Bowen – 350 North Pomona Road

Debbie Frost and Margaret Bowen made presentations in opposition to this application.

At that time Mr. McCallum asked if the chair would recognize a motion to table. He does not have the zoning needed to request one-acre lots.

Mr. Pruitt said he would hear a motion.

MOTION

Mr. McCallum made a motion to table Application #04-03S until the applicant obtains proper rezoning. The motion passed on a second by Mr. Heggie with Mr. Baird, Mr. Hart, Mr. Heggie, Mr. McCallum, and Mr. Smith voting for the motion and Mr. Pruitt abstaining.

Application #04-04S: High Top Holdings, Inc., Owner – Shawshank, Ltd., Agent – Off Stephens Street (19.96 acres located in Land Lot 126 of the 3rd Land District) – requesting a Special Exception to allow one-acre lots in the R-2 District.

Application #04-04AS: High Top Holdings, Inc., Owner – Shawshank, Ltd., Agent – Off East McIntosh Road (13.82 acres located in Land Lot 126 of the 3rd Land District) – requesting a Special Exception to allow one-acre lots in the R-2 District.

Application #04-04BS: High Top Holdings, Inc., Owner – Shawshank, Ltd., Agent – Off East McIntosh Road (17.51 acres located in Land Lot 126 of the 3rd Land District) – requesting a Special Exception to allow one-acre lots in the R-2 District.

Application #04-04CS: High Top Holdings, Inc., Owner – Shawshank, Ltd., Agent – Off East McIntosh Road (23.83 acres located in Land Lot 126 of the 3rd Land District) – requesting a Special Exception to allow one-acre lots in the R-2 District.

Application #04-04DS: High Top Holdings, Inc., Owner – Shawshank, Ltd., Agent – Off East McIntosh Road (1.23 acres located in Land Lot 126 of the 3rd Land District) – requesting a Special Exception to allow one-acre lots in the R-2 District.

These five applications were heard together and voted separately.

Carl Jones – 750 Tower Gate Place – Atlanta

Mr. Jones said they have a plan that is workable for this area. They have highlighted the green space area. There has been some confusion regarding the 500 foot rule but they are in compliance. If there is an area not in compliance they will bring it into compliance. They have four different green space areas, a total of 5.07 acres in the greenbelt areas. They are presently zoned for two-acre lots and they are requesting one-acre special exception. They feel they have a workable plan with the operating railroad and the private group that owns the abandoned railroad. They have designed an elaborate landscape plan. They plan to add somewhere in the neighborhood of \$40,000 worth of trees in the area.

They were requested to have urban design proximity and it was turn of the century, which is anybody's guess. With building 1400 SF homes on one-acre lots they are under certain constraints. They are the developer and they do not have the builder picked out. They are making a commitment in this public hearing to this body and also to the full Board of Commissioners that they will be in compliance. If they need to put something in this zoning to say they will appear before an architectural control committee or the staff for final approval on the house plans then they will be glad to do that. It is a little bit of a fallacy to ask the developer to come up with the plans when they have not selected the builder or sold any lots. They know they will have to get another variance on two cul-de-sacs that exceed the 300 feet. Once they get to the plan stage they will get approval from whatever body the Appeals Board designates. They are in total compliance with whatever the design criteria requests. You have 4% of the lots out there that are built at less than one-acre. This is a real plus.

Mr. Hart asked Mr. Jones if he had attended a preplanning conference with the Community Development Department prior to the plat. The UDO requires Mr. Jones to attend a pre conference. Mr. Hart said his understanding is that Mr. Jones did not attend such a conference. There is an easement between lots 12 and 13 that is 20/25 feet wide. What are the plans for this? 25 feet is not enough for a road.

Mr. Jones said the plan is to leave it open but if additional space is needed they will shift the lots to give a wider easement. If someone is going to develop a road they will accommodate that.

Mr. Hart said the gravel road is going to require much higher maintenance and maintenance cost. Who is going to bear this additional expense? The entrance from Lakeview to McIntosh Road is one of the most dangerous in the county. Cars come out of Lakeview to McIntosh and you have to “give it the gas”. This digs a hole and over a period of time it is going to magnify unless the road is paved and the county is not going to pave. There is very limited sight distance on the west from McIntosh and there are also sight distance problems at the intersection of North 9th and Stephens Street. You have pavement there. He has been on Lakeview Road numerous times and there is going to be trouble to develop this property. He asked if the housing elevations had been submitted.

Mr. Jones said he submitted them with the application and they were not approved.

Mr. Hart said a lot of people worked many hours on the new special exception ordinances and these are the first applications to be considered. These first submittals will set the tone for the design of future subdivisions. The standards for design need to be set for high quality. On lots 49 and 63 there is green space. Mr. Jones says that space is not part of the lot and the Community Development says it is and according to the plat it appears to be a part of the one-acre lot.

Mr. Jones said there is a ten-foot landscaped strip that is not a part of the lot. There was a letter of clarification that was sent. That ten-foot strip is not in the lot.

Mr. Hart went over some things on the plat that was of concern to him. He additionally said that there is concern with the residents that this will be rental property and will be Section 8.

Mr. Jones said all the houses will be for sale. They are not building to rent them.

Mr. Pruitt said it appears that they have done the very minimum they can to meet the criteria. There is not a lot of creativity. What he is trying to do is good. He would not want to develop this. When the plans were turned in it was not very well thought out. One of the plans was for a duplex. There are a lot of small houses in this area.

Mr. McCallum said it is not enough to meet the minimum requirements. That gets you in the door. This does not rise to the level that he wants to see in the county.

Mr. Jones said with the constraints of the two railroads it is difficult.

Mr. Pruitt asked if they had discussed with the county the possibility of sharing the cost of the improvements to Lakeview Road.

Mr. Jones said they had not but would be receptive to some cooperation.

Mr. Taylor said this is an urban proximity subdivision. Under the new regulations the urban proximity subdivision there is no provision for required green space. That

provision was added to the property as part of the rezoning that was approved last year. It required green space to be located not more than 500 feet from any property in the subdivision. The lots do not meet the one-acre requirement unless you add the 10-foot green space strip. Changes can be made but all too often the plans are held up as evidence to the staff as approval that has been given. It was the feeling of the committee that since green space was not required there needed to be emphasis on the architecture and this has to be the traditional neighborhood design. The designs that were submitted do not meet the criteria. The easement needs to be 50 feet to be used for another street entrance to the subdivision. The staff recommends denial.

Elton Roser – 50 Smoak Drive

Mr. Roser said he represents the Historic Roosevelt Railroad. They want to be on record that they intend to reopen this railroad and will be running passenger trains. They are neither for nor against this application. They would like to work out some buffers for safety reasons.

John Herbert – 1750 Cardinal Drive

Mr. Herbert said he would be sharing in part of the commission on this sale. He is not an owner. He went over the boundaries of this property. Over the years he has done a lot of business in the area. He is not aware of any house in the area that sits on one acre of land. He does not know how many houses in the area are 1400 SF but there would be very, very few. The land has a railroad easement through it. The day this is approved and a road is started it is his opinion that the property values will increase. An acre of land is a lot of land. He questions the theory of a through street and a cul-de-sac street. He would have preferred to live on a cul-de-sac street. Section 8 is a program that is available to those that need it. It was put there for that use. Practically speaking, people do not purchase one-acre houses and 1400 SF houses to rent them out as Section 8 or any other rental. This is going to be beneficial to the neighborhood. Mr. Jones has developed property in many counties and this is the first time he has been in Spalding County. He has said his final plat will comply. The houses that he has presented as samples are nice houses. He is not sure that people buying houses today want to live in houses designed at the turn of the century. The gentleman with the railroad is willing to work with him. He has said he will cooperate with the county regarding the improvement on the roads. This is a positive, beneficial thing. Some things might need to be “tweaked” and Mr. Jones is willing to do that. He sited areas that have been improved with new housing.

Sydney Peach – 390 Lakeview Street

Mr. Peach questioned whether it took one acre or two acres to have a septic tank. He was advised that you could have a septic tank with one-acre tracts. The county health department sets the criteria for the septic tanks. Mr. Peach said this is a hazardous area to get in and out. He wanted to know if this was going to be annexed into the city. He also wanted to know whether or not school buses would be able to travel the roads.

Julius Dunn – 1405 Lee Street

Mr. Dunn said he lives with his mother who is sick. One entrance is a problem. There is already too much noise in the area with the cars with their boom boxes. His mother is sick and she does not need any more noise. He has no issue with two-acre lots.

William Vickery – 1409 North Lee Street

Mr. Vickery said this land is a home to much wildlife. The over development is crowding them completely out. There is one way in on Stephens Street and one way out. This is going to put more traffic than they can bear. He would like for his children to grow up and see some of the wildlife. If you keep tearing this up what is going to be left? He has nothing personal toward the developers. This land is historical. If this is allowed to happen it is going to be devastating to Spalding County.

John Fambro – 1336 Lee Street

Mr. Fambro said in this area the key problem is the traffic. There are a lot of children in the area. He would rather leave it like it is until something can be done about the traffic.

Mr. Jones asked that this be tabled. Mr. Pruitt advised there was only one more person to speak and he wanted to finish with the comments.

Doris Gossett – 1405 Lee Street

Ms. Gossett said her brother is Julius Dunn and it is her mother that is sick. She is on oxygen 24 hours a day and requires a lot of rest. With a lot of noise she is not going to get the rest she needs in order to live. The dust is going to be bad for her. She had been told that this would not go in without two entrances. She understood this was going to be on two-acre lots. She does not care what kind of buildings go in she wants another entrance.

Mr. Jones said he would like to withdraw his request to table. The owner wants it to go to a vote tonight. They do not have all the answers. They will share on a 50% basis to improve Lakeview Drive so they can get onto McIntosh Road. If they annex into the City of Griffin they could have had 2 ½ to 3 units per acre. There is a developer trying that now. He cannot answer the question about the school bus. They will work with the traffic people to resolve any issues. 1400 SF is the minimum size house. This will be a shot in the arm for the community. They are not trying to do something that will be detrimental. Every project they have done they have left the people better off.

Mike Jackson – 5138 Old Atlanta Highway Hampton, Georgia

Mr. Jackson said he wants to go ahead with the application. All the people are here tonight and they deserve a vote. He hates that they missed some of the things that have been brought up tonight. It is the first application. He feels this will be good for the community. Several years ago they purchased some tracts of land in this area that were sitting dormant. Just about all of them crossed or bordered the railroad. They are building some nice homes on Pine View. He has another one approved at McIntosh with two cul-de-sacs. They had the option to annex into the city and he was asked not to but to leave it in the county. He would like to see the school bus turn around real easy and they may be able to address that issue. Right now they want to move forward.

Mr. Vickery said he would like their feelings to be considered too. They have owned their land a long time.

Discussion was held and Mr. Pruitt said he feels this is an upgrade. Everyone wants growth but they do not want it in their neighborhood. He does need to get his architectural design worked out.

Mr. Hart said he has been considering this and he feels it should be tabled to give time for Mr. Jones to get with the Community Development staff and iron out the problems.

MOTION

Mr. Hart made a motion, seconded by Mr. Baird, to table Application #04-04S. The motion passed with Mr. Baird, Mr. Hart, Mr. McCallum and Mr. Smith voting for the motion and Mr. Heggie and Mr. Pruitt voting against.

MOTION

Mr. Hart made a motion, seconded by Mr. Baird, to table Application #04-04AS. The motion passed with Mr. Baird, Mr. Hart, Mr. McCallum and Mr. Smith voting for the motion and Mr. Heggie and Mr. Pruitt voting against.

MOTION

Mr. Hart made a motion, seconded by Mr. Baird, to table Application #04-04BS. The motion passed with Mr. Baird, Mr. Hart, Mr. McCallum and Mr. Smith voting for the motion and Mr. Heggie and Mr. Pruitt voting against.

MOTION

Mr. Hart made a motion, seconded by Mr. Baird, to table Application #04-04CS. The motion passed with Mr. Baird, Mr. Hart, Mr. McCallum and Mr. Smith voting for the motion and Mr. Heggie and Mr. Pruitt voting against.

MOTION

Mr. Hart made a motion, seconded by Mr. Baird, to table Application #04-04DS. The motion passed with Mr. Baird, Mr. Hart, Mr. McCallum and Mr. Smith voting for the motion and Mr. Heggie and Mr. Pruitt voting against.

Application #04-06S: C. E. Williams, Owner – American Housing Group, Agent – County Line Road and Ethridge Mill Road (128.46 acres, more or less, located in land Lots 137 & 138 of the 2nd Land District requesting a Special Exception to allow one-acre lots in the R-1 District.

Mark McCullough – 800 Springer Drive - Griffin

Mr. McCullough said this proposal is for a traditional neighborhood. He addressed the concerns expressed by the staff in their report. This area is designated for medium density residential, which would allow 128 homes, and they are proposing 75 homes. The impact will be less than what is proposed for transportation and schools in this area.

They are aware that 25% green space is required and they have allocated 24.8% on the concept plan and it will be 25% when they present the preliminary plat. They will have gazebos and park benches as is required in the common areas. They agree with the type and size of the trees. This will be a two to three year project. They are requesting a significant subdivision entrance but there are some issues about where the entrance should be. They are requesting a secondary entrance on Ethridge Mill Road and they want only one entrance off of Meadowvista. On the concept plan there is a cul-de-sac that exceeds the 300 feet in length but they plan to address that in the preliminary plat construction plans and hope to avoid the need for a variance. Once they locate the entrance they will prepare a significant subdivision design. There is some concern about a stream on lot 39. They hope to be able to design the lots so that the stream will be on a lot line, which will lessen the impact on that lot. If this is not possible they will change the area for additional green space. They are aware there is a Georgia Power easement going through the property. They have been in touch with Georgia Power and are aware there can be no permanent structures in the easement. Georgia Power will have to approve the plans. The architectural designs have been submitted and all the plans will exceed the minimum requirements of the design criteria. They will include the landscaping of the common areas when they submit the construction plans.

STAFF REPORT

Mr. Taylor said the staff report recommends denial of the application. The submittal does not include the house styles for a traditional neighborhood. The houses have a lot of detailing but they are not houses that fit in that time period. The access is available on Meadowvista and Ethridge Mill Road and there should be two entrances into the subdivision. It is important to provide two entrances into subdivisions. If you don't disperse traffic in two directions you are putting a lot of emphasis on traffic at individual intersections. Meadowvista is not in very good condition at the present time. Ethridge Mill is having more traffic. If you don't have the second entrance there will be a lot more pressure points in the subdivision. The more entrances and exits you can have the better it is for the traffic patterns. The common space does not meet the 25% requirement. The layout of the common space and the design of the common space are very important to the traditional neighborhood and in this case you are not getting a sense of how that green space is incorporated into the design. There is really nothing that indicates that this will be a traditional neighborhood design, which is very important.

Henry Banks – 1725 Ethridge Mill Road

Mr. Banks said he is concerned about the traffic. It is getting to the point that it takes him 15 minutes to get out of his driveway. County Line Road is a racetrack. That is his greatest concern. An entrance on Ethridge Mill Road will be a deathtrap. They need to find a way to keep the traffic off of Ethridge Mill Road.

David Remaley – 144 Oakdale Road

Mr. Remaley was not present.

Earl David Ethridge – 186 County Line Road

Mr. Ethridge said he is a new comer to the area. He does not want to sit on his front porch looking at the back of houses. There needs to be some trees. If there is going to be a second entrance it should not be on Ethridge Mill Road. He questioned whether or not the land will perc. He does not want to smell anyone's septic tank.

Mr. Hart said the term perc is not used. The term used is engineering tests. Before a permit will be given that issue will have to be resolved.

Mr. Pruitt said a Level III soil study is required. It will be reviewed by the Environmental Health Department and they will advise him whether his design will work. He can get all the approvals he wants but if the lot layout doesn't work he will have problems.

Mr. Ethridge said he does not care what house designs he uses as long as they fit in with the houses out there now.

Terry Graham – 1704 Ethridge Mill Road

Mr. Graham said their main concern is the access on Ethridge Mill Road. There have been a lot of major accidents. No one backs out of his driveway due to the hill. There is a lot of fast traffic on the road. He wants to maintain the two-acre lots. There would be fewer houses, which would keep down the traffic.

Raymond C. Vaughn, Jr. – 1730 Ethridge Mill Road

Mr. Vaughn said he is concerned about the intersection. They do not want any entrances on Ethridge Mill Road. He is further concerned about the perc tests.

Raymond C. Vaughn, Sr. – 291 County Line Road

Mr. Vaughn said the land will not perc. He had Wayne Moss out on his property about five years ago because he wanted to give his daughter a lot to build on. Nothing would perc. He said the whole hill will not perc. They dug 10 to 12 holes trying to find a space to build. Mr. Moss said they would have to get sewer lines before they would be able to build. What are they going to use for a septic tank? The traffic is terrible. A traffic study was done and there are 2200 cars per day on Ethridge Mill Road.

Steve Manley – 200 Meadowvista Drive

Mr. Manley said he is not opposed to subdivisions. He has no quarrel with Mr. Williams or his sister. He is a good neighbor. This proposed subdivision does not match anything in the area. Everything on Meadowvista Drive is two acres and above. Everything on the Pike County side is two acres. There are a few one-acre lots on Ethridge Mill but this does not match anything. The subdivision does need two accesses. If you allow 78 houses to be constructed on this soil you are going to have septic seeping out of those banks. There are springs all over that hill. This is going to create problems for Spalding County. Landscape buffers are a good idea. He asked the Board to do the right thing and leave the zoning at two acres which matches what is already out there. This is a rural setting. It is a nice community and he wants it to stay that way.

Cammie Brye – 146 Oakdale Road.

Ms. Brye identified her property on the map. She does not want to look out her backdoor into someone else's back door. She wants buffers. When she moved to this area from the city she wanted the open space. She likes the wildlife and she is afraid this will go away. Development is going to come but that many houses in that area is too many. She does not want the lights. The traffic is an issue also.

Mark McCullough said to consider the fact that the county has said that 50% of the lots in this area are less than two acres. The future land use area has designated this area as medium density, which would allow 128 homes, and they are only proposing 75. The traffic impact and the impact on the schools are going to be less than what has been planned for the area. They can put in landscape buffers as requested.

Discussion was held regarding the designs of the houses that should be in the traditional neighborhoods.

Mr. Pruitt said he has concerns about the back of the houses from County Line Road. There is a way to have a berm and a landscape plan to make that more attractive. Mr. McCullough said they could do that.

Mr. McCallum said he has a concern about the green space being platted. He would like to see a more comprehensive landscape plan with the proposed one-acre lots.

Mr. Jim Strickland – 168 Meadowvista

Mr. Strickland arrived late and was allowed to address the Board regarding this matter. He is right in front of their proposed driveway. There are 8 houses on the ½ mile road, which is not a good road. At times, when they try to get on the highway, they have to wait 5/10 minutes. If they put another 100 cars on that road every morning it is going to be a mess.

Mr. Taylor said if consideration is going to be given to approving this application there are some conditions they would like to suggest. The condition needs to be made to increase the green space to meet the 25% requirement. The out parcel of 1.22 acres on the southwestern portion of the property is to be included in the subdivision. A detailed landscape plan need to be submitted showing heavily landscaped green space to fit the traditional neighborhood design. They would like to eliminate a couple of the elevation plans that have been submitted. The plans to be eliminated were identified.

MOTION

Mr. Hart made a motion to approve application #04-06S with the condition that they meet with the Community Development Staff and get the façades approved and select a second entrance for this development, a tree buffer will be planted, green space will be increased to meet the 25% requirement, the out parcel of 1.22 acres on the southwestern portion of the property is to be included in the subdivision, a detailed landscape plan showing heavily landscaped green space to fit the traditional neighborhood design shall be

submitted and the elevation plans designated will not be used. The motion passed on a second by Mr. Baird with Mr. Baird, Mr. Hart, Mr. McCallum, Mr. Pruitt, and Mr. Smith voting for the motion and Mr. Heggie voting against.

MOTION

Mr. Baird made a motion to approve the minutes of the February 12, 2004 meeting. The motion passed on a second by Mr. Smith with Mr. Baird, Mr. Hart and Mr. Smith voting for the motion and Mr. Heggie, Mr. McCallum and Mr. Pruitt abstaining since they were not present.

MOTION

The meeting was adjourned on a motion by Mr. Heggie and a second by Mr. Pruitt with Mr. Baird, Mr. Hart, Mr. Heggie, Mr. McCallum, Mr. Pruitt, and Mr. Smith voting for the motion.

Greg Pruitt – Chairman

Yvonne M. Langford - Recorder