

SPALDING COUNTY PLANNING COMMISSION
Minutes
January 14, 2003

The Spalding County Planning Commission held its regular meeting on January 14, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ray Browning, Chairman, presiding, Delores Phillips, Ronnie Green, Karen Mathiak, John Youmans, and Greg Pruitt.

Also present were Community Development Director Charles Taylor, Zoning Attorney Newton Galloway, Senior Planner Lee Craig, and Cindy McDaniel to record the minutes.

Ms. Mathiak called the meeting to order and introduced the members of the Planning Commission.

ELECTION OF VICE-CHAIRMAN

Ms. Mathiak called for nominations for vice-chairman.

Mr. Browning nominated Karen Mathiak as vice-chairman, seconded by Mr. Pruitt.

There were no other nominations, and the nominations were declared closed.

Ms. Mathiak was elected with Ray Browning, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt voting for the motion, and Karen Mathiak abstaining.

ELECTION OF CHAIRMAN

Ms. Mathiak called for nominations for chairman.

Ms. Mathiak nominated Ray Browning as chairman, seconded by Mr. Green.

There were no other nominations, and the nominations were declared closed.

Mr. Browning was elected with Delores Phillips, Ronnie Green, John Youmans, Greg Pruitt, and Karen Mathiak voting for the motion, and Ray Browning abstaining.

Motion was made by Mr. Youmans, seconded by Ms. Mathiak, and approved to amend the agenda to move the approval of the minutes to the end of the meeting.

TEXT AMENDMENTS:

Motion was made by Mr. Youmans, seconded by Ms. Mathiak, and approved to amend the agenda to move Amendment to UDO #A-03-01 to the end of the meeting.

Amendment to UDO #A-03-02: Appendix A: Subdivision Development Ordinance – Article 5: Required Development Standards – Section 501: Development Standards in General – add a section which designates required architectural standards for single-family residential development.

Mr. Taylor stated this amendment is some architectural standards for single-family residential development that generally reflect the criteria that the staff would incorporate into the staff report for individual rezoning. Instead of having to incorporate as a condition of rezoning every time residential property is rezoned, the architectural standards would actually be a part of the Ordinance, if adopted.

Mr. Galloway stated every time the Board of Commissioners has had a subdivision come up that is a subject of rezoning, the Board of Commissioners have imposed these exact conditions as criteria as conditions of the rezoning. Mr. Galloway stated he was directed to draft an ordinance, which imposes the architectural standards as part of the Ordinance, so the individual rezoning applications do not have to be conditioned when considered and/or approved. The criteria the Planning Commission has are the conditions that the Board of Commissioners have always placed, and have placed on the last subdivisions that have come up in the last rezonings.

Mr. Galloway stated the architectural criteria is as follows: 1) 7/12 roof pitch, 2) 2 car garages, 3) crawlspaces, and 4) accents of brick, stone or stucco on the façade. Mr. Galloway stated the language was taken from the last rezoning by the Board of Commissioners.

The Planning Commission members had some concerns and discussion was held about the crawlspace requirement, 2-car garage requirement, 7/12-roof pitch, and façade accent requirements.

The Planning Commission asked for criteria as follows: 1) 7/12-roof pitch applicable for the main body of the house with direction to staff to come up with the appropriate language to exclude the accents, 2) define the garage area as minimum 20' x 20' space, 3) delete – crawlspace requirements, 4) façade of each residential dwelling shall include accents of brick, stone, stucco, or masonry siding which cover at least 25% of the surface area.

MOTION

Ms. Mathiak made a motion to approve Amendment to UDO #A-02-02 conditioned as follows: 1) 7/12-roof pitch applicable for the main body of the house with direction to staff to come up with the appropriate language to exclude the accents, 2) define the garage area as minimum 20' x 20' space, 3) remove section which requires dwellings to be built on crawlspaces, 4) façade of each residential dwelling shall include accents of brick, stone, stucco, or masonry siding which cover at least 25% of the surface area, and 5) the application of this amendment to apply to subdivisions filed after date of passage of the Ordinance. The motion passed on a second by Mr. Pruitt with Ray Browning,

Delores Phillips, Ronnie Green, Karen Mathiak, John Youmans, and Greg Pruitt voting for the motion.

Motion was made by Ms. Mathiak, seconded by Ms. Phillips, and approved to amend the agenda to move Amendment to UDO #A-03-04 to next item on the agenda.

Amendment to UDO # A-03-04: Airport Overlay District – Establish an overlay district to limit the height of structures within critical airport approach zones.

Robert Lee Stapleton came forward, gave his name, and address as 90 Cedar Ridge Airport Road, Griffin, Georgia 30223.

Mr. Stapleton stated Mr. Don Toliver, the County appointee to the Airport Advisory Board, is here tonight to assist in the explanation and answer any questions the Planning Commission may have about the matter pertaining to airspace for the Airport.

Mr. Stapleton stated the information submitted for the Airport Overlay District was developed from a Federal Aviation Advisory Circular that provides information on the verbiage and the reasoning for establishing zoning that protects the airspace for airports. The circular is a standard document that applies to all airports that have received Federal Funding or have operated as a public airport. The purpose again is to protect the airspace that allows aircraft to safely approach into and depart from an airport. When an airport owner accepts a federal grant, the owner of that airport signs what is known as assurances. It promises the Federal government that the airport will do certain things to protect the airspace.

Mr. Stapleton stated the Griffin-Spalding Airport has promised the Federal Aviation Administration that they will adopt these ordinances that will control future construction in our community that will protect the airspace for the airport. These assurances go back some 3 decades, but have never been adopted.

Mr. Galloway asked Mr. Stapleton if the ordinance presented tonight is a standard Federal Aviation Administration draft model ordinance. Mr. Stapleton stated yes. Mr. Galloway asked if Spalding County has exerted any original thought on the text of the ordinance. Mr. Stapleton stated he reviewed the ordinance and updated to Federal Aviation regulations with one change from 500 feet to 1,000 feet wide on one of the surfaces. Mr. Stapleton this is the current Federal Aviation Administration requirements and standards.

Mr. Galloway stated to Mr. Stapleton that it is his understanding that this ordinance has no application to such airports as Cedar Ridge or Brookridge or private landing strips.

Mr. Stapleton stated private airports or landing strips are not subject to the same requirements because they don't have any money from the Federal Aviation Administration, and are known as VFR (visual flat rules) airports.

MOTION

Mr. Youmans made a motion to approve Amendment to UDO #A-03-02. The motion passed on a second by Mr. Pruitt with Ray Browning, Delores Phillips, Ronnie Green, Karen Mathiak, John Youmans, and Greg Pruitt voting for the motion.

Amendment to UDO #A-03-03: Article 2: Definitions of Terms Used – Section 203: Housing Definitions – add a section (H’) which will define “dwelling, loft residential”; Article 12: C-1 Highway Commercial – Section 1203:66(b) - add provision for establishing density limitations for loft dwelling units; Article 13: C-1A Neighborhood Commercial – Section 1303:52(b) – add provision for establishing density limitations for loft dwelling units.

Mr. Taylor stated staff found that loft dwelling units are allowed in some of Spalding County commercial district, but do not define any area or density for the loft units. This amendment to the Ordinance defines a density for loft units, and, also, defines what a loft apartment unit is. Loft apartments are defined as residential dwellings above commercial space, and recommending a density of not more than 10 units per acre. This would allow 4 units more than what is allowed in the R-3 district. This is to encourage more loft type of apartments rather than the standards garden-variety apartment, and would help provide the necessary residential density to support the commercial businesses.

MOTION

Ms. Mathiak made a motion to approved Amendment to UDO #A-03-03 with changes made to add: “... or the conversion of existing or formerly used commercial, industrial or warehouse space into adaptive reuse or residential units”, and add lofts as an allowed use in the heavier commercial zones. The motion passed on a second by Ms. Phillips with Ray Browning, Delores Phillips, Ronnie Green, Karen Mathiak, John Youmans, and Greg Pruitt voting for the motion.

Amendment to UDO #A-03-01: Appendix J: Commercial/Industrial Development Ordinance – Article 3 – add a section which designates a new set of site plan requirements for small commercial projects such as building additions.

Mr. Taylor stated this amendment is from public input regarding Spalding County’s current construction plan requirements. A full set of construction plans, including a hydrology study and topography information. The amendment before the Planning Commission tonight has some of those high dollar items taken out that Spalding County currently requires for new construction of commercial, and separates new construction from small building additions.

Mr. Galloway asked that the Planning Commercial look at this amendment and table the amendment until the next meeting. Mr. Galloway asked that the Planning Commission look at Appendix J (pages J-9 & J-10), which sets out the site plan requirements for construction plans for commercial developments. Mr. Galloway stated he went though the Ordinance and deleted the items unnecessary for someone doing an addition to an existing structure. Mr. Galloway stated it depends on how someone adds to an existing

structure, and to the degree one adds or expands an existing structure, one could have almost the same type issues when you build one. Mr. Galloway briefly went over items he deleted from the Ordinance.

Ed Lynch came forward, gave his name, and address as 491 Hutchinson Road, Williamson, Georgia.

Mr. Lynch stated he is the Associate Pastor for the North McDonough Baptist Church. Mr. Lynch stated the church wants to add an addition to the existing church, but cannot afford to do what is now required by Spalding County. The addition will be built by codes required by Spalding County.

Mr. Taylor stated churches should be held to commercial standards, but there should be some reasonableness applied as to building additions of this size. Mr. Taylor stated a small addition, whether for a church, small store, or shopping center that type of impact is doesn't warrant the intense set of plans that the Commercial/Industrial Development Ordinance requires.

MOTION

Ms. Mathiak made a motion to table Amendment to UDO #A-03-01 until the February 11, 2003 meeting. The motion passed on a second by Mr. Pruitt with Ray Browning, Delores Phillips, Ronnie Green, Karen Mathiak, John Youmans, and Greg Pruitt voting for the motion.

Motion was made by Mr. Youmans, seconded by Ms. Mathiak, and approved to amend the agenda to add the minutes for the December 10, 2002 meeting.

MINUTES

The minutes of the December 10, 2002 meeting were approved on a motion by John Youmans and a second by Karen Mathiak with Ray Browning, Delores Phillips, John Youmans, and Karen Mathiak voting for the motion. Greg Pruitt and Ronnie Green abstained since they were not at the meeting.

MOTION

On a motion by Mr. Pruitt and a second by Ms. Mathiak approval was given to adjourn the meeting with Ray Browning, Delores Phillips, Ronnie Green, Karen Mathiak, John Youmans, and Greg Pruitt voting for the motion.

Ray Browning – Chairman

Cindy L. McDaniel - Recorder