

**SPALDING COUNTY PLANNING COMMISSION**  
**Minutes**  
**January 28, 2003**

The Spalding County Planning Commission held its regular meeting on January 28, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ray Browning, Chairman, presiding, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt.

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

Mr. Browning called the meeting to order and introduced the members of the Planning Commission.

**MINUTES**

Ms. Mathiak made a motion to approve the minutes of the January 14, 2003 meeting. The motion passed on a second by Mr. Pruitt with Ray Browning, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans and Greg Pruitt voting for the motion.

**REZONING REQUEST:**

**Application #02-34Z: Lift from the table - J. F. Bruner, Owner – Steve Massengale, Agent – Wildwood Road (45 acres, more or less, located in Land Lot(s) 11 and 12 of the 3<sup>rd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.**

**MOTION**

*Ms. Phillips made a motion to lift from the table Application #02-34Z. The motion passed on a second by Ms. Mathiak with Ray Browning, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt voting for the motion.*

Steve Massengale came forward, gave his name, and address as 77 Seminole Trail, Austell, Georgia.

Mr. Massengale stated his proposal is for a conservation subdivision on this property with 22.75 acres as open space and 17 one-acre lots on the remainder of the property.

Ms. Mathiak asked Mr. Massengale if there would be any amenities in the open space. Mr. Massengale stated he did not feel it would be feasible to put in amenities, since he had already purchased 47± acres just so 17 one-acre lots could be developed.

Mr. Pruitt asked if this plan was something the Planning Commission asked Mr. Massengale to do and come back at another meeting.

Mr. Taylor stated the staff was asked to work with the applicant for a proposed development closer to what the area reflects. Mr. Taylor stated one of the options discussed with Mr. Massengale was for a conservation subdivision. Mr. Taylor stated the plan before the Planning Commission tonight is for a conservation subdivision. Mr. Taylor stated the revised plan does not meet all of the conservation subdivision ordinance requirements.

Mr. Massengale stated the closest subdivision to this proposed development is Huguley Dairy Subdivision, which has one-acre lots with comparable size homes.

Alfred Evans came forward, gave his name, and address as 18080 Wildwood Road.

Mr. Evans stated he has concerns about the infrastructure of the area, and the impact on property values. Mr. Evans stated the back part of this property is very wet with possible wetlands. Mr. Evans stated there are zoning requirements for this area for a particular reason. Mr. Evans stated he opposes this rezoning.

James Campbell came forward, gave his name, and address as 186 Grizzley Lane.

Mr. Campbell stated he has concerns with the water, septic systems, creeks, storm water run-off, schools, litter, roads, code enforcement, law enforcement, fire and safety. Mr. Campbell stated he also has a concern with property values. Mr. Campbell stated his home is 1,800 square feet with a 2-car garage attached by a breezeway.

Roger Bailes came forward, gave his name, and address as 17025 Wildwood Road.

Mr. Bailes stated his property adjoins this property on Wildwood Road. Mr. Bailes stated he has roughly 1,000 foot on the property line. Mr. Bailes stated if these home area built, there would be 10 houses that would back up to his property. Mr. Bailes stated he has miniature horse farm. With that many houses there will be children, those children will go to the animals. Mr. Bailes stated he does not want that liability. Mr. Bailes stated this area is predominantly homes with acreage. Approval of this rezoning would change the whole neighborhood.

Dicksie Duvall came forward, gave her name, and address as 18000 Wildwood Road.

Ms. Duvall stated she moved in the area to get out of the city and raise her children. Ms. Duvall stated she has miniature goats and pot belly pigs. Ms. Duvall stated she does not want to see the area change. Ms. Duvall stated the more people who move in, the more crowded it will be, and the more problems there will be with animals. Ms. Duvall stated

she did not want starter homes in the area. Ms. Duvall stated she and her husband are opposed to the approval of this proposed development.

Jonathan Perry came forward, gave his name, and address as 2114 Steele Road.

Mr. Perry stated he is speaking on behalf of himself and his father-in-law who owns approximately 20 acres in the area. Mr. Perry stated he feels this development would be detrimental to his property values, and agrees with the previous speakers.

Mr. Taylor stated the applicant met with staff in order to discuss the design. Mr. Taylor stated the design before the Planning Commission tonight is the result. Mr. Taylor stated the property is currently zoned AR-1, which does not allow subdivisions. For lots of one-acre, the property would have to be rezoned and a special exception approved. A rezoning is required to allow a conservation subdivision, which allows one-acre lots.

Mr. Taylor addressed problems on the revised plat submitted for a conservation subdivision. Mr. Taylor stated the plat before the Planning Commission really needs a lot of work before it becomes a conservation subdivision. Mr. Taylor stated the staff recommends putting a limit on the number of units that would be allowed on the property based on staff's assessment of the area as a whole. The subdivisions that have been allowed prior to 1994 adoption of the Unified Development Ordinance (UDO) are still large lot subdivisions, and for that reason, staff can not recommend higher density other than what is being proposed.

Mr. Galloway stated assuming there are wetlands on this property, the wetlands have to be backed out, and then essentially what is allowed is density on the developable property. Staff recommendation for rezoning this property is for R-4, which is 1,500 minimum square feet.

Mr. Youmans stated he feels the plan needs to be more complete before coming to the Planning Commission.

Ms. Mathiak stated the animal issue in the area does need to be addressed.

Mr. Massengale came forward to address some of the issues discussed. Mr. Massengale stated the property is relatively flat. There are no wetlands on the property, but there are flood plains. Mr. Massengale stated with a full subdivision of 32 to 36 lots, the flood plain would be usable. Mr. Massengale stated he would not do anything to degrade the area. Mr. Massengale stated there are rules and regulations he would have to follow governing septic systems.

Mr. Browning stated he agrees that the plat is not in a form that the Planning Commission should be making a decision upon tonight. Mr. Browning stated most of the tracts down

Wildwood Road are 2-acres. The density that Mr. Massengale is proposing is not greater than what is out there now. Mr. Browning stated a 1,400 minimum heated square foot house with a 2-car garage is as good as or better than the composite of the neighborhood.

Mr. Browning stated the proposal would need to be put in a more definable form according to the ordinance before the Planning Commission can officially consider it. Mr. Browning stated he did not feel the Planning Commission could not give the neighborhood their consideration, nor give Mr. Massengale his fair consideration in this present form.

### **MOTION**

*Mr. Youmans made a motion to table Application #02-34Z until the February 25, 2003 meeting. The motion passed on a second by Mr. Green with Ray Browning, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt voting for the motion.*

**Application #02-35Z:** Griffin-Spalding County Development Authority, Owner – Hudson Industrial Drive (44.7 acres located in Land Lot(s) 212 and 213 of the 2<sup>nd</sup> Land District) - requesting a rezoning from C-1C, Conditional, Manufacturing-Light, to C-1C, Manufacturing-Light.

David Luckie came forward, gave his name, and gave his address as 924 Mockingbird Lane.

Mr. Luckie stated he is representing the Griffin-Spalding County Development Authority. Mr. Luckie stated the Development Authority purchased this property. There are two phases in this development. The property tonight before the Planning Commission is Phase II. Restrictions and covenants have been placed on Phase I, which do not have these conditions. Mr. Luckie stated the Development Authority would like to make all of their property consistent. The conditions primarily had to do with masonry facings. The original conditions, which the Development Authority highly recommended, for the property owners at that time, had a site plan that showed around 48 lots. Mr. Luckie stated the lots have been narrowed down to only 3 lots. Mr. Luckie stated the property was purchased primarily to use 2 lots as rail sites. One of the pieces of property of the larger tract has now been sold off, and being developed with no restrictions at all. This development has masonry up to a certain height, and metal all the way up to the roofline.

Mr. Luckie stated the Development Authority would like all conditions removed so building could be built with masonry up to 8 feet facing Hudson Industrial Drive and Hudson Road. The remaining height of the roofline could be at an approved metal panels or masonry, which ever one gets approved. Mr. Luckie stated he would like to keep the zoning the same.

Mr. Luckie stated covenants and restrictions have already been placed on Phase I, and have been filed in the Clerk of Courts Office. Mr. Luckie stated he also plans to file the same covenants and restrictions on Phase II if the conditions are removed.

**MOTION**

*Ms. Mathiak made a motion to approve Application #02-35Z. The motion passed on a second by Mr. Youmans with Ray Browning, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt voting for the motion.*

**PRELIMINARY PLAT APPROVAL:**

**S/D #02-11:** Larson Place – Mark McCullough, Owner – 23.5 acres on Rehoboth Church Road and Whatley Road, located in Land Lot 41 of the 3<sup>rd</sup> Land District – 14 lots.

Mark McCullough came forward, gave his name, and address as 704 West Taylor Street, Griffin.

Mr. McCullough stated the Planning Commission is already familiar with this property, and he would be available if there were any questions.

Mr. Taylor stated the plat meets the requirements of the Subdivision Ordinance.

**MOTION**

*Ms. Mathiak made a motion to approve Application S/D #02-11. The motion passed on a second by Ms. Phillips with Ray Browning, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt voting for the motion.*

**OTHER BUSINESS:**

**Approval of Digital Zoning Map:** Adoption of official zoning map in revised Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Taylor stated Spalding County has implemented the Geographic Information Systems (GIS) that now allows Spalding County to do zoning on a lot-by-lot basis in the computer, and reproduce maps. Spalding County will be able to reproduce parcel based zoning for the first time. This means that every single parcel has zoning applied to it. Staff needs the Planning Commissions recommendation to send to the Board of Commissioners for their approval. Mr. Taylor stated there is a moratorium on C-2 development on properties. There are C-2 properties that do not connect to any properties that adjoin arterial streets. Staff is taking the opportunity to send those parcels to a residential district to make them compatible with the land use pattern in the area, and with the land use map. Staff is recommending the mill villages go to a R5 zoning

classification. Out in the unincorporated areas recommendation is for AR-1 or R-1 zoning classification.

Mr. Taylor stated if the Planning Commission does approve the map, staff would like approval to be able to give the Board of Commissioners the most up to date map at the time the map goes before the Board of Commissioners.

**MOTION**

*Mr. Youmans made a motion to approve the Digital Zoning Map. The motion passed on a second by Ms. Mathiak with Ray Browning, Karen Mathiak, Delores Phillips, Ronnie Green, John Youmans, and Greg Pruitt voting for the motion.*

The Planning Commission asked Mr. Taylor to schedule a joint workshop with the Board of Commissioners and Planning Commission, and have an agenda with specific items to be addressed.

**MOTION**

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

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Ray Browning – Chairman

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Cindy L. McDaniel - Recorder