

SPALDING COUNTY PLANNING COMMISSION
Minutes
February 25, 2003

The Spalding County Planning Commission held its regular meeting on February 25, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ray Browning, Chairman, presiding, Ronnie Green, Karen Mathiak, Delores Phillips, Greg Pruitt, and John Youmans.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, Newton Galloway, Zoning Attorney, and Yvonne Langford 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 February 11, 2003 meeting. The motion passed on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion and Mr. Pruitt abstaining since he was not present.

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

This application was withdrawn.

Application #02-36Z: Euvalyn Touchstone, Owner – Lot 37 Armstead Circle (0.449 acres located in Land Lot 158 of the 3rd Land District) – requesting a rezoning from C-2, Manufacturing, to R-4, Single Family Residential.

The Staff requested this application be tabled.

MOTION

Ms. Mathiak made a motion to table application #02-36Z. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, and Mr. Youmans voting for the motion.

Application #03-01Z: McCamy, Phillips, Tuggle and Fordham Self-employed Retirement Trust/ Carol C. Carlisle, Owners – Harp-Jones Development, Agent – Westmoreland Road (50 Acres, more or less, located in Land Lot 36 of the 3rd Land District) – requesting a rezoning from R-2, Single Family Residential, and AR-1, Agricultural and Residential, to R-2, Single Family Residential.

Application #03-01AZ: McCamy, Phillips, Tuggle and Fordham Self-employed Retirement Trust/ Carol C. Carlisle, Owners – Harp-Jones Development, Agent – Westmoreland Road (50 Acres, more or less, located in Land Lot 36 of the 3rd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.

These two applications were discussed together and voted separately.

Mr. Tom Daniel – 665 Highway 74 South - Peachtree City, Georgia
Mr. Daniel was representing Harp-Jones Development.

Mr. Daniel said they are interested in an R-2 Conservation District. The surrounding properties to the south and west are still zoned AR-1. The property to the north and east are R-2. Additionally there is Highway 92, which is heavily traveled. They would be dedicating over half of the property to conservation. They propose to develop 123 homes on 50 acres of land. They have met with the staff and know the conditions that are being proposed. They understand that the land use plan calls for one-acre lots with a density of 1.0. The density they are proposing on the overall tract is 1.23. There are two recommended conditions they would like to discuss further. They are 1 and 11. The other conditions are acceptable. The condition that cul-de-sacs be limited to two is a problem. There are some topography issues and other issues. They want to leave as many trees as possible since there will be land dedicated to conservation. There are traffic concerns and they have met with DOT. They have approved an entrance off of Highway 92. They also have offered an entrance off of Westmoreland. They have offered to improve Westmoreland from that entrance up to Highway 92.

The following were comments in opposition to these applications.

Robert L. Burke – 122 Richard Drive

Adverse effects on schools, traffic, safety, jails, and property values. Subdivision is similar to Powers Court – better but close. This land has been clear cut. Spoke negatively about Powers Court. Said Mr. Browning had come up with a brilliant compromise in the Birdie Community to set a precedent for future development with the two-acre lots and a minimum of 2000 SF homes. Subdivisions like this are a disaster for Spalding County. Request denial.

Gene McGuffey – 2540 Fayetteville Road

Not opposed to growth but is opposed to growth that burdens schools, sewer and water facilities and creates additional traffic hazards and congestion. Request denial.

Jane Westmoreland – 1194 Vineyard Road

Requested denial due to high-density growth. Is not consistent with surrounding area. Concerned regarding water, traffic safety issues, repeated sewerage spills, schools, and increased property taxes that comes with growth. Additional 123 homes will create 1.137 million in additional tax expense based on 1.8 students per household calculated at \$2200 in local tax expense per student and 10 mobile units at \$65,000 each including set up.

The current school SPLOST only allowed for 5% student growth population which has already been exceeded. Under current zoning only 40 houses would be allowed. Property is ½ mile from her house. Her farm is sustained by leasing the pastures and cattle breeding. There is a risk of her being put out of business if subdivisions continue. Protect her way of life. She was there first. They know what the zoning is when they purchase. Do not change zoning.

Bill Westmoreland – 718 West Ellis Road

Opposed to high-density in a rural setting. There are already two subdivisions in this area. Do not need to continue development. Deny and make a statement that we do not want high-density subdivisions in the western part of Spalding County.

Keith Crowley – 330 Beasley Road

Concerned with density. Surrounding community semi-rural. Proposed development does not match surrounding area. This will set a precedent for all future applications. This does not benefit the surrounding community.

Carol Darden – 120 Henry Jackson Road

Rezoning will be a detriment to community. Do not want mass housing. Want green space and trees.

Tom Murray – 2518 West McIntosh Road

Opposed because it is in conflict with what is there now. Does not want an exit onto Westmoreland Road for safety reasons.

Frank Westmoreland – 2530 West McIntosh Road

With entrance onto Highway 92, why entrance on Westmoreland Road? Is there really a need for that entrance?

Mr. Taylor advised that the recommendation is that Westmoreland Road be paved to subdivision standards.

Mr. Westmoreland gave the history of the road development in that area. Is opposed to this road being paved to anything less than state standards. Opposed to change in zoning as is recommended by the staff.

Sue Fowler – 2435 Fayetteville Road

Opposed - will set a precedent– when they purchased this property five years ago they knew zoning. Against high-density. Keep rural character.

The Staff recommended conditional approval with the following conditions.

1. The plan should be limited to 100 homes to meet the low-density residential classification as shown on the Future Land Use Map.
2. Minimum heated square footage area of homes located on this property shall

be 1,500 (one thousand five hundred) square feet.

3. All homes constructed shall have 6:12 minimum roof pitch.
4. All driveways shall be paved, and all homes shall have two-car garages.
5. All homes shall have brick, stone, or masonry stucco accents on their front elevation. The remainder of the exterior walls shall consist of cement plank (cemplank) siding.
6. Exposed concrete foundations shall not be allowed on front and corner elevations.
7. All lots developed shall have sodded front yards.
8. All lot developed shall be served by underground utilities.
9. All detention facilities shall be landscaped and/or screened to minimize their visual impact.
10. The number of cul-de-sacs within this subdivision is limited to two (2). Roads shall be looped so that traffic circulation throughout the development is maintained.
11. The developer agrees to improve Westmoreland Road to meet minimum subdivision street standards for the length of the property.

Discussion was held regarding the paving of the Westmoreland Road and the standards that would and should be required. The number of homes that should be allowed and the square footage required was also discussed. It was noted that most of the opposition was due to the number of houses that are proposed. The number of cul-de-sacs was discussed and Mr. Taylor said the limit of the cul-de-sacs is for traffic control. This will be addressed at the time the plat is considered for approval.

Mark Jones - 547 Ebenezer Road - Fayetteville, Georgia

Mr. Jones will be the developer of this subdivision. He is present to listen to the suggestions and is willing to discuss anything.

Further comments were heard from the public.

John Wortham – Wortham Electronics

He lives in Nottingham Estates – Three times today he was in and out on Highway 92. It takes 20 to 22 minutes to get out each time. Check it anytime of the day. If you go out Vineyard Road it is a disaster. The County and State do not have the money to change the situation.

Mr. Daniel said there will be an accel/decel lane as required by the DOT

Darlene Garland – 2696 Fayetteville Highway

The proposed road to the subdivision will be beside her. Safety issues need to be considered as far as visibility onto the Highway.

MOTION

Mr. Pruitt made a motion to approve Application # 03-01Z with the following conditions:

1. The plan should be limited to 123 homes to meet the low-density residential classification as shown on the Future Land Use Map.
2. Minimum heated square footage area of homes located on this property shall be 1,750 (one thousand seven hundred fifty) square feet.
3. All homes constructed shall have 6:12 minimum roof pitch.
4. All driveways shall be paved, and all homes shall have two-car garages.
5. All homes shall have brick, stone, or masonry stucco accents on their front elevation.
6. Exposed concrete foundations shall not be allowed.
7. All lots developed shall have sodded front yards.
8. All lot developed shall be served by underground utilities.
9. All detention facilities shall be landscaped and/or screened to minimize their visual impact.
10. The developer agrees to improve Westmoreland Road to meet minimum County road standards for the length of the property. (The legality of this requirement will be reviewed).

The motion passed on a second by Mr. Browning with Mr. Browning, Mr. Green, Mr. Pruitt, and Mr. Youmans voting for the motion and Ms. Mathiak and Ms. Phillips voting against the motion.

MOTION

Mr. Pruitt made a motion to approve Application # 03-01AZ with the following conditions:

1. The plan should be limited to 123 homes to meet the low-density residential classification as shown on the Future Land Use Map.

2. Minimum heated square footage area of homes located on this property shall be 1,750 (one thousand seven hundred fifty) square feet.
3. All homes constructed shall have 6:12 minimum roof pitch.
4. All driveways shall be paved, and all homes shall have two-car garages.
5. All homes shall have brick, stone, or masonry stucco accents on their front elevation.
6. Exposed concrete foundations shall not be allowed.
7. All lots developed shall have sodded front yards.
8. All lot developed shall be served by underground utilities.
9. All detention facilities shall be landscaped and/or screened to minimize their visual impact.
10. The developer agrees to improve Westmoreland Road to meet minimum County road standards for the length of the property. (The legality of this requirement will be reviewed).

The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Mr. Pruitt, and Mr. Youmans voting for the motion and Ms. Mathiak and Ms. Phillips voting against the motion.

The Commission took a five minute recess.

Preliminary Plat Approval

S/D #02-12: Turtle Tracks Phase II – Jack Evans, Owner – 42.64 acres off Jacqueline Drive (off Newnan Road), located in Land Lot 31 of the 1st Land District – 15 lots.

Ms. Christine Livingston – 102 North Hill Street

Representing Mr. Evans. Present to request approval of the preliminary plat which has previously been approved for zoning in an R-4 District. There are 15 lots. They understand the staff recommendation, which will require a variance for the cul-de-sac. She requested approval based on the conditions.

Mr. Taylor said he had received a memo from the Assistant County Manager regarding the fact that there is a proposed expansion of the C & D landfill. George Reid and Kevin Barkley of the City of Griffin “would appreciate: 1) Since these are deep lots, any kind of voluntary buffer on the east and north sides, which could be accomplished through deed restrictions or platting, to ensure that future residents would be screened from C&D operations; and 2) Entering of these concerns into the minutes of the Planning Commission.”

It is a certainty that the expansion of this landfill will take place. This is a voluntary consideration on the part of the developer.

Ms. Livingston said she was certain Mr. Evans would consider anything that would make his community more habitable.

Discussion was held regarding whether the buffer was the responsibility of the landfill or the Developer.

MOTION

Mr. Pruitt made a motion to approve application S/D #02-12 conditioned on variance of cul-de-sac length and request that Mr. Evans consider a buffer. The motion passed on a second by Ms. Mathiak with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, and Mr. Youmans voting for the motion.

MOTION

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

Ray Browning – Chairman

Yvonne Langford - Recorder