

**PLANNING COMMISSION**  
**Regular Meeting**  
**February 26, 2002**

The Spalding County Planning Commission held its regular meeting on February 26, 2002 at 7:00 P.M. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Chairman Karen Mathiak, presiding, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer.

Also, present were Assistant County Manager Michael E. Sabine, Zoning Attorney Newton Galloway, and Cindy McDaniel to record the minutes.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission, and gave the procedure for handling the applications.

**MINUTES**

The minutes of the February 12, 2002 meeting were approved on a motion by Ray Browning and a second by Delores Phillips with Karen Mathiak, Delores Phillips, Ray Browning, and John Youmans voting for the motion. Margaret Palmer abstained since she was not at the meeting.

**REZONING REQUESTS:**

**Application #02-02Z:** Ann J. Everett, Owner – Pat Golden, Agent – 4.783 acres off Kilgore Road located in Land Lot 103 of the 3<sup>rd</sup> Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Ms. Mathiak asked Mr. Sabine to present the staff report for Application #02-02Z.

Mr. Sabine stated the application is referencing property located on Kilgore Road. Mr. Sabine stated the owner of the property is Ann J. Everett, and agent is Pat Golden, who also lives on Kilgore Road. The application is for a R-5 zoning classification to allow for several site built homes, if conditioned, at 1,250 heated square feet to be built on the property. The current zoning is AR-1, which requires a minimum of 3 acres. The intent, as stated, is to rezone to R-5 dividing the lot into approximately 3 1½-acre lots. The applicant states the intention is to develop the lots with single-family homes of at least 1,250 square feet. Mr. Sabine stated the staff recommends conditional approval of this rezoning application for the following reasons: a) The area is planned for low-density residential use according to the Spalding County Comprehensive Plan, b) The rezoning of the property would not be a detriment to public health, safety or welfare, and c) The addition of 3 new homes would not overburden existing roads or utilities in the area. The recommended conditions are as follows: all homes shall be site built homes, and the lot layout be approved as shown on the concept plan submitted with the application.

Pat Golden came forward, stated her name, and gave her address as 1080 Kilgore Road.

Ms. Golden stated the homes that would be built would be of the same type, quality, and basically, the same homes that have been built on East McIntosh Road. Ms. Golden stated the builder would leave as many trees undisturbed in the back as possible. Ms. Golden stated the homes would have garages, fireplaces, custom built cabinets, and vaulted and tray ceilings.

Bill Golden came forward, stated his name, and gave his address as 313 Ashford Place.

Mr. Golden stated he would be the builder of the homes on Kilgore Road. Mr. Golden stated the lots are deep, and would not disturb any more than necessary to build the homes and give the homes a good front yard.

Mr. Golden stated there are 33 houses on Kilgore Road that are similar in size. Mr. Golden stated the majority of the 33 houses either have no garages or a 1-car carport. Mr. Golden stated the houses would have 2-car garages, fireplaces, vaulted ceilings, and would cost approximately \$100,000.

Fernando Carmichael came forward, stated his name, and gave his address as 990 Kilgore Road.

Mr. Carmichael stated he had a concern of how far the houses would sit back off the road. Ms. Golden stated the houses would sit back whatever the county required.

Bill Bryant entered the meeting at this time.

## **MOTION**

Mr. Browning made a motion to approve application #02-02Z conditioned to 1,250 square feet heated site built homes with 2 car garages, and per lot layout as shown on the concept plan submitted as a part of the application. The motion passed on a second by Mr. Youmans with Karen Mathiak, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer voting for the motion with Bill Bryant abstaining.

Ms. Mathiak advised this application would go before the Board of Commissioners on March 28<sup>th</sup> at 6:00 p.m.

**Application #02-03Z:** Carole C. Carlisle, Owner – Glenview Estates LLC, Agent – 50 acres off Westmoreland Road located in Land Lot 36 of the 3<sup>rd</sup> Land District – requesting a rezoning from R-2, Single Family Residential, & AR-1, Agricultural and Residential, to R-5, Single Family Residential.

**Application #02-03AZ:** Fordham Trust, Owner – Glenview Estates LLC, Agent – 50 acres off Westmoreland Road located in Land Lot 36 of the 3<sup>rd</sup> Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Mr. Sabine stated that Applications #02-03Z and #02-03AZ would be discussed together since the two applications are in conjunction as part of a consolidated development.

Mr. Sabine stated the application is regarding property on the dirt portion of Westmoreland Road on 100 acres basically on the west side, south of Georgia Highway 92, and north of West McIntosh Road. Mr. Sabine stated the application is originally presented for R-5 zoning for a standard conditional subdivision with approximately 155 lots. Mr. Sabine stated a revised sketch plan was submitted to the Community Development Office late today. Mr. Sabine stated the revised plan is for 130 lots. Mr. Sabine stated the property is in a very desirable location, has good access, and is proximate to not only Griffin, but also other communities in the southern crescent area. Mr. Sabine stated staff is uncomfortable with the request as presented, and square footage is a major issue. Mr. Sabine stated homes built recently on King Richard Drive in the Nottingham Estates Subdivision have been, in generally, in excess of 2,000 square feet. Since 1999, the homes have been consistently above 1,650 square feet. Mr. Sabine briefly went over some of the heated square footages that have been built in Nottingham Estates. Mr. Sabine stated that recent development in the area, not only in the immediate area, but in the greater area going from Will's Walk over to Cody's Plantation, and down to this location, the homes have been consistently well in excess of 1,250 square foot heated. Mr. Sabine stated the staff is concerned with the request for R-5 zoning. Mr. Sabine stated the first attempt on the design was not very good of the topography, and did not blend consistently with what is already in the area. Mr. Sabine stated the revised plan submitted is a step in the right direction. Mr. Sabine stated there is a lot of demand for residential development in Spalding County, and this is a desirable location. There are a lot of ways to develop this property, but do it in a way that is consistent with the surrounding community of the developmental trends of the adjacent areas and market forces that are changing relative to the county at large.

Mr. Sabine stated the staff has recommend a denial of the R-5 application; however, the staff is aware of the trends that are taking place in the county at large and do feel that approval of this application or rezoning of this property to a R-4 or a greater classification would be consistent with the developmental trends in the area. Mr. Sabine stated one specific issue, which the staff has consulted with the County Manager and feels very strongly about, is that Westmoreland Road would need to be addressed in some systematic fashion. Mr. Sabine stated that the most basic request would be that the dirt section of Westmoreland Road be paved from Highway 92 to West McIntosh Road. Mr. Sabine stated since the County does not have dedicated road paving funds, it is incumbent that the staff recommends that, if the application is approved anywhere near the density that is being requested, the road be paved in its entirety at no cost to Spalding County and to County specifications. Mr. Sabine stated this property has great potential.

Greg Stringer came forward, stated his name, and gave his address as 282 South Main Street, Alpharetta.

Mr. Stringer stated the application was originally presented as R-2. Mr. Stringer stated there was recommendation that the request be changed to R-5, which the application reflects. Mr. Stringer stated the plat before the Planning Commission is an attempt for a preliminary design for a Conservation Subdivision. Mr. Stringer stated it is not all consistent with other subdivisions in the County. Mr. Stringer stated he is not aware of

any other subdivision in Spalding County where the developer is willing to voluntarily set aside approximately 50% of the land. Mr. Stringer stated 10% of the land is not buildable because the land is in a flood plain, but there is an additional 40% of the land that is quite buildable, and developable very much the same as is the part upon which the lots have been drawn. Mr. Stringer stated he agrees with Mr. Sabine that this is far inconsistent with any subdivision developed in Spalding County.

Mr. Stringer stated the land is a total of 100 acres. The proposal is to develop 50 acres with the remaining 50 acres left as permanent green space, which would be deeded over to the homeowners association. Mr. Stringer stated within the green space, there would be walking trails, gazebo type structures, swing sets, basketball goals, etc.

Mr. Stringer stated under the Conservation Subdivision, the roads are built lower than the County standards. Mr. Stringer stated he did not feel it would be fair for the homeowners to be responsible for repairs to the roads within this Conservation Subdivision. Mr. Stringer stated it is permissible, if not desirable, to build these roads without curb and gutter. Mr. Stringer stated if curb and gutters are not put on the road, there would be open trenches, and 2 to 3 years from now the roads would look terrible. The roads would not be maintained, and the County will have no obligation and no right to maintain these roads, because this would not be County property; it would be private property. Mr. Stringer stated if the roads are built as such, given a few years from now, this as any subdivision would be a very undesirable subdivision if the property owners living in the subdivision did not have the money to make the improvements. Mr. Stringer stated the preliminary plat shows a 50-foot right-of-way. Mr. Stringer stated he does want to build the roads to County standards and dedicate the roads to the County. Mr. Stringer stated the roads would be built with curb and gutter, sanitary sewer, and storm drains.

Mr. Stringer stated it is his understanding that the square footage of the homes under the Conservation Subdivision is 1,400-heated square footage. Mr. Stringer stated there would be sidewalks within this subdivision. Mr. Stringer stated this is a very viable project, and would be good for Spalding County.

Mr. Stringer stated the plan is not set in stone and is changeable. Mr. Stringer stated there are different ways that this plan could be redesigned.

Mr. Bryant asked what the intent was for the two roads shown on the plat. Mr. Stringer stated the two roads would be for access onto the green space. Mr. Stringer stated there would no more than 130 homes built within this development. Mr. Sabine asked Mr. Stringer if he would be amenable to put in a cul-de-sac at the end of the roads leading into the green space. Mr. Stringer stated he would be delighted to put in the cul-de-sacs.

Bob Burke came forward, stated his name, and gave his address as 122 King Richard Drive.

Mr. Burke stated he was here tonight speaking on behalf of his neighbors in Nottingham Estates. Mr. Burke stated he believes Spalding County is right now at a crossroad. Mr.

Burke stated what Spalding County becomes in the next 50 to 75 years depends on what Spalding County does in the next few years. Mr. Burke asked if the Planning Commission wants to take the low road, and lower the standards for developers to build homes, or take the high road, and raise the bar by insisting that new subdivisions in the County meet a higher standard than what Spalding County has now. Mr. Burke stated to prosper Spalding County must raise the bar on building. Mr. Burke stated the community is definitely in favor of the rights to a reasonable development of private property. Mr. Burke stated the community is not in favor of a haphazard development. The community feels it is the best interest of the County to make zoning wide restrictive covenants. Mr. Burke stated this property is located with ¼ mile of Nottingham Estates Subdivision. Mr. Burke stated if this proposal were approved as built, the development would unquestionably decrease the quality of life in all the surrounding communities, but would eventually adversely the quality of life for the rest of Spalding County for years to come.

Mr. Burke stated the paved portion of Westmoreland Road going onto Highway 92 is very dangerous. Mr. Burke stated having a huge number of cars attempting to enter onto Highway 92 from the dirt portion of Westmoreland Road, whether it would paved or not, would surely result is a disaster for some family.

Mr. Burke stated high-density housing would surely put a strain on Spalding County's school system, water system, Sheriff's Department, and hospital. Mr. Burke stated it is very true that if you build it, new homeowners would come. Mr. Burke stated the community feels Spalding County should build subdivisions that would attract long-term homeowners who will maintain their property and property values, thereby increasing the tax digest for Spalding County. Mr. Burke stated the proposal before the Planning Commission tonight is sprawl, and the community respectfully requests that the Planning Commission recommends to the County Commissioners that this request be disapproved.

Donald F. Meyers came forward, stated his name, and gave his address as 1194 Vineyard Road.

Mr. Meyers stated the community would like to thank the builders for coming into Spalding County and building quality subdivisions. Mr. Meyers stated he has spoken with Mr. David Millen of the Georgia Department of Transportation out of Macon concerning traffic flow on Highway 92. Mr. Meyers stated that Mr. Millen feels that the traffic coming out on the paved portion of Westmoreland Road is going to be a disaster. Mr. Meyers stated per Mr. Millen, the intersection would meet the new 4-lane highway coming down to Westmoreland Road. Mr. Meyers stated that Mr. Millen feels something has to be done with the subdivision traffic pulling out on Westmoreland Road coming down to the intersection. Mr. Meyers stated the two Westmoreland Road do not meet each other properly. Mr. Meyers stated there are already problem pulling out onto Highway 92 from Westmoreland Road.

Mr. Meyers stated he was under the impression that 50% of the land would be set aside for green space. Mr. Meyers stated 50% would the minimal the community would like to see for this development. Mr. Meyers stated each Conservation Subdivision containing

15 or more residential dwellings should have a minimum of 2 means of ingress and egress onto existing public roads. Mr. Meyers stated the proposal does not meet the standard requirements.

Mr. Meyers stated the community would like to see the zoning remain as is on this property. Mr. Meyers stated the community would like to see this rezoning request be denied.

Sue Fowler came forward, stated her name, and gave her address as 2435 Fayetteville Highway.

Ms. Fowler stated she is before the Planning Commission tonight to ask that the Board take the initiative to improve the development of Spalding County. Ms. Fowler stated she is representing the homeowners on Fayetteville Road and Henry Jackson Road. Ms. Fowler asked the Planning Commission to consider the homeowners request. Ms. Fowler stated regarding the tract of property on Westmoreland Road to be developed, as the plat is now or even as revised with 130 homes, it does not represent the trend in the area. Ms. Fowler stated the homes that would be built in the Westmoreland Road development would back up to homes that were built in the 1940's, and have maintained the same family ownership since then. Ms. Fowler stated from Cowan Road on out, she knows of no homes on less than 1 acre. Ms. Fowler stated the last development in the area with a subdivision setting is Nottingham Estates. Ms. Fowler stated there are several lots with 1 acre, but the majority of lots are over 1 acre up to a 9-acre tract. Ms. Fowler stated there are 3 new homes on Henry Jackson Road. Ms. Fowler stated the new subdivision being proposed on Westmoreland Road of 1,250 square foot homes represent starter homes for many people and long-term ownership is very doubtful. Ms. Fowler stated the community is not against development, but is against the increase in density. Ms. Fowler stated there is, also, a concern for the schools in Spalding County.

Ms. Fowler stated that the prettiest land left in Spalding County is in the western part of the County. Ms. Fowler asked that the Planning Commission sees that this property is developed wisely and protect the community's property values.

Frank Westmoreland came forward, stated his name, and gave his address as 2530 West McIntosh Road.

Mr. Westmoreland stated no one present advocates the notion that the owner of the property should not be able to develop the property. Mr. Westmoreland stated he was looking forward to growth in the community and growth on the tax digest. Mr. Westmoreland stated the community is asking that the approved development plan be compatible with the majority of the predominately existing single-family dwellings in the area. Mr. Westmoreland stated this residential section is predominately owned by those who live there. These homeowners are contributing members of the community, and none are a drain on the County treasury. Mr. Westmoreland stated there have been no complaints on the Nottingham Estates development. Mr. Westmoreland stated that he is

asking the Planning Commission to recommend unfavorably the rezoning of this property to the Spalding County Board of Commissioners.

Greg Ross did not wish to speak at this time.

Mr. Browning stated this is one of the most positive responses he has seen in a long time to a zoning issue. Mr. Browning stated that the community has so elegantly spoken their differences, and this allows him to believe that this is a great positive situation that could be built on. Mr. Browning stated there is a good community in the area.

Mr. Youmans asked the Planning Commission if the Board would like to entertain the thought to give the developer some time to re-do his plan. Mr. Sabine stated there are elements for a good outcome of this development. Mr. Sabine stated any negotiations involves the interest of all parties, and perhaps all parties work together to come up with a consensus that fits the need for the surrounding community as compatible with the County, and, also, fits the needs of the developer. Mr. Sabine stated if the Planning Commission and the applicant were amenable to tabling this application to March 26<sup>th</sup>, he would certainly work with the Planning Commissioners, the applicant, and any community interest that would like to be involved, to produce a design that would suit everyone's needs.

Mr. Browning stated the Planning Commission is trying to tweak an ordinance that was placed on the books before the development community. Mr. Browning stated there are several issues that communities routinely have, such as issues on density, home size, traffic/safety, and roads. Mr. Browning stated he would like to see a group from the community and the Spalding County Planning staff meet with the developer and work out a design that would be amenable for the area.

Mr. Westmoreland stated he would like a decision tonight of some type passed onto the Spalding County Board of Commissioners whether the decision is favorable or unfavorable for the zoning to change or not to change. Mr. Westmoreland stated this would allow the developer the opportunity to go forward with a different type of development that is well within the framework of the current zoning AR-1. Mr. Westmoreland stated the community has no problem with some negotiations under the current zoning.

Mr. Westmoreland stated the State of Georgia has a Rural Roads Program on a dedicatory situation where right-of-way is given. There are ways to have the dirt portion of Westmoreland Road paved with the dedication of right-of-way by the property owners on the front footage. This allows the State of Georgia, Spalding County, and the property owners to pay 1/3 each for the paving of the road. Mr. Sabine stated he was not sure if additional right-of-way would need to be obtained. Mr. Sabine stated the road could possibly be paved with a curb and gutter facility without the additional expense of obtaining right-of-way. Mr. Sabine stated in recent years, the State of Georgia has not funded its entire local road paving effort, least of which is the LARP program. Mr.

Sabine stated the County would not like to have to obligate property owners for the paving of this portion of road.

Mr. Browning stated he felt the development submitted to the Planning Commission is not the developer's best effort, and is just a minimal of the Conservation Subdivision requirements. Mr. Browning stated denial of this application by the Planning Commission and the Spalding County Board of Commissioners would put the developer back to square one for the community. Mr. Browning stated anyone could come in and purchase this property, other than the gentleman who is presently contracted on the property, and this would open up another process all together. Mr. Browning stated tabling this application would most assuredly require that some additional dialogue take place during that portion of time that the application is tabled to a date certain. If the dialogue proved to be not fruitful or suitable to the Planning Commission or to the Spalding County Board of Commissioners, then denial could come at a later date rather than a sooner date.

Mr. Bryant stated he is not pleased with the first plan submitted to the Planning Commission, but is encouraged with the second plan. Mr. Bryant stated he likes the idea that the developer is willing to work with the Planning Commission. Mr. Bryant stated he would be in favor of tabling this application.

Mr. Meyer and Mr. Stringer both stated they would like to see a decision reached by the Planning Commission tonight.

#### **MOTION**

Mr. Browning made a motion to deny application #02-03Z. The motion passed on a second by Mr. Bryant with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer voting for the motion.

#### **MOTION**

Mr. Browning made a motion to deny application #02-03AZ. The motion passed on a second by Mr. Bryant with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer voting for the motion.

Ms. Mathiak advised these applications would go before the Board of Commissioners on March 28<sup>th</sup> at 6:00 p.m.

Recess was taken at this time.

#### **PRELIMINARY PLAT APPROVALS:**

**S/D #02-01:** The Orchard – MRC Development, Owner – Omni Consulting Services, Agent – 29.46 acres off Zebulon Road, located in Land Lot 119 of the 2<sup>nd</sup> Land District – 19 lots.

Mr. Sabine stated the staff recommendation is for conditional approval that the preliminary plat receive approval from all County departments. Mr. Sabine stated there is a minor change on the preliminary plat before the Planning Commission tonight. Mr. Sabine stated basically there was a cul-de-sac eliminated. Mr. Sabine stated there is nothing on the revised preliminary plat to precluded the Planning Commission pending the approval by the County departments on the revised plat. Mr. Browning stated there are, also, 2 less commercial parcels.

Tom Hardy of Omni Consulting Services came forward, stated his name, and gave his address as 665 Highway 74 South, Suite 125, Peachtree City, Georgia.

Mr. Hardy stated the original preliminary plat was for 18 lots with 4 commercial lots and 15 or 16 residential lots. Mr. Hardy stated some planning and discussions were done with Mr. Sabine to come down to 2 commercial lots and originally 18 subdivision lots. Mr. Hardy stated approval was received for the original preliminary plat. Mr. Hardy stated once the construction review process started, the developer was able to eliminate a 180-foot cul-de-sac due to engineering reasons, and a 360-foot cul-de-sac due to soil problems. Mr. Hardy stated by eliminating the 2 cul-de-sacs, the plan was reconfigured and an additional lot was added. Mr. Hardy stated he is before the Planning Commission tonight for the approval of the revised preliminary plat with the addition of the 1 lot.

#### **MOTION**

Mr. Bryant made a motion to approval Preliminary Plat S/D #02-01 as conditioned per staff report. The motion passed on a second by Ms. Phillips with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer voting for the motion.

**S/D #02-02:** Raventree – Pilkenton-Murray, LLC, Owner – 25.65 acres off Aerodrome Way, located in Land Lot 86 of the 2<sup>nd</sup> Land District – 22 lots.

Mr. Sabine stated the staff recommendation is for conditional approval that the preliminary plat receive approval from all County departments. Mr. Sabine stated the water line needs to be delineated on the preliminary plat.

Niles Murray came forward, stated his name, and gave his address as 203 East Taylor Street, Griffin.

Mr. Murray stated the engineer failed to show the water line on the preliminary plat. Mr. Murray stated the water line would be added to the preliminary plat and corrected copies submitted to the Community Development office.

#### **MOTION**

Mr. Browning made a motion to approval Preliminary Plat S/D #02-02 as conditioned that all County departments submit approval, and the water line be delineated on the preliminary plat. The motion passed on a second by Ms. Palmer with Karen Mathiak,

Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer voting for the motion.

**OTHER BUSINESS:**

**Sketch Plan Discussion: A conservation subdivision of 101.49 acres located on Tomochichi Road (for discussion only).**

Tom Reese stated he is excited about the Conservation Subdivision development of the property on Tomochichi Road. Mr. Reese stated there will be 56% of open space in the development. Mr. Reese stated the streets will have a nice layout, lots of green space, and extra features within the development. Mr. Reese stated he would like to do curb and gutter within this development even though the Conservation Subdivision does not require curb and gutter. Mr. Reese stated he would like to make the neighborhood as nice as possible.

Mr. Galloway stated the Conservation Subdivision ordinance is a minimal standard. Mr. Galloway stated if Mr. Reese would like to add curb and gutter, the addition would not be a problem. Mr. Galloway stated as more Conservation Subdivision are submitted to the County, issues will arise. Mr. Galloway stated the Planning Commission needs to look at the design criteria where sewer is available and that increased density is available as a matter of right. Mr. Galloway stated the deletion of curb and gutter was intended for the larger lots. Mr. Galloway stated there are certain modifications in the Conservation Subdivision that needs to be made.

Mr. Reese stated by having 56% of the development as green space, the development will not lose 1 lot. Mr. Reese stated he wants a first class Conservation Subdivision.

Mr. Reese stated he had a concern about the septic system being installed on these lots. Mr. Reese stated there would be no encroachment on the old cemetery located on the property.

Mr. Reese stated there would only be 1 entrance into the subdivision with the 15 lots. Mr. Reese stated the road will make a complete circle so there will be a 500-foot section that is just single. Mr. Reese stated traffic can flow in each direction. Mr. Galloway stated the entrance matter will need to be discussed.

Mr. Galloway stated this is a concept plan not a preliminary plat. This is where the Planning Commission needs to address any concern of the concept plan submitted to them.

Mr. Browning stated Mr. Reese and/or Mr. Weston should have a conversation with Environmental Health concerning the septic system.

Mr. Reese stated all of the green space has been connected to each other. Mr. Reese stated there will be some walking paths, a nice playground, and a picnic area within the green space.

Ms. Mathiak asked on the typical lot shown on the concept plan, if there was a walkway at the back of the house. Mr. Reese stated yes there was.

Mr. Sabine asked Mr. Reese if soil data is already available for this development. Mr. Reese stated a Level 2 was done upfront with a fall back with a Level 3 when it comes in.

Mr. Galloway stated Environmental Health would have to approve each lot before a building permit would be issued.

Mr. Bryant stated his only concern was the 2 ways in and out of the development. Mr. Reese stated under the new International Fire Code, the code does not necessarily require a second entrance as a road, but an emergency second entrance. Mr. Reese stated he could even do a parkway entrance on the front lots.

Mr. Galloway stated that the development shows a 50-foot right-of-way. Mr. Galloway asked Mr. Reese what the pavement width would be. Mr. Reese stated there would be a 22-foot pavement width with 26-foot back to back. Mr. Reese stated he does not like real wide streets due to speeding of vehicles on the roads.

Mr. Reese asked what his next step would be. Mr. Galloway stated the next step would be the Conceptual Preliminary Plan and the development of the Homeowners Association Documents.

Mr. Browning asked that the Planning Commission review the Tree Ordinance where a 1-acre lot development in a commercial development would require the planting of 32 trees. Ms. Mathiak suggested this item be put on a workshop agenda.

Mr. Sabine stated he would be coming to the Planning Commission in March with some matters that needs to be discussed. Mr. Sabine, also, advised the Planning Commission on the status of replacing Ms. Reynolds. Mr. Sabine stated he hopefully would have additional information at the Planning Commission workshop on March 12<sup>th</sup>.

#### **ADJOURNMENT**

Ms. Phillips made a motion, seconded by Mr. Bryant, to adjourn the meeting. The motion passed with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Margaret Palmer voting for the motion.

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Karen Mathiak – Chairman

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Cindy L. McDaniel – Recorder