

PLANNING COMMISSION
Regular Meeting
February 27, 2001

The Planning Commission held its regular meeting on February 27, 2001 at 7:00 P.M. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Bill Bryant, Frank Harris, and John Youmans. Delores Phillips and Zoning Attorney Newton M. Galloway were not present.

Also present were Cindy McDaniel, Administrative Assistant II, Michael Sabine, Community Development Director, and Yvonne Langford 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

Mr. Browning made a motion to approve the minutes of the February 13, 2001 meeting. The motion passed on a second by Mr. Youmans with Ray Browning, Frank Harris, Karen Mathiak, and John Youmans voting for the motion.

Application #01-04Z: MRD, LLC, Owner – D & N Construction, Agent – 20.23 acres on Arthur K. Bolton Parkway, located in Land Lot 80 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to C-1, Highway Commercial.

Bill Bryant arrived during the discussion of this application.

David Nix came forward, stated his name, and gave his address as 849 Highway 18 West, Zebulon.

Mr. Nix said he was present to answer any questions regarding this application.

The plan is for office space, warehouse space, and a gas station.

Ms. Mathiak asked about the curb cut and the future access road.

Mr. Sabine said the curb cut will be installed contingent to development of a DOT access road. The Department of Transportation upgraded their designs for this facility last year from a standard four-lane arrangement to a controlled access arrangement. Until the road is upgraded no curb cuts are being allowed on the Arthur K. Bolton Highway. His understanding is that they will access this property from Tomochichi Road until access is available from Highway 16. It might be advisable to close the Tomochichi Road access once access to Highway 16 is complete.

Mr. Nix said that was his intent. At the present time he only plans to build his office. When he started the process the County wanted to see the intent of the full development. His office will be on the very rear of the development on Tomochichi Road.

Mr. Sabine said there are some issues that need to be considered further. Mr. Nix is aware of those issues. He would like to table this application until March 13 so these issues can be worked out. Mr. Nix would still be able to make the County Commission meeting in March. This will not affect their time constraints because they will still make the same County Commission meeting.

MOTION

Mr. Bryant made a motion to table until March 13. The motion passed on a second by Mr. Browning with Bill Bryant, Ray Browning, Frank Harris, Karen Mathiak, and John Youmans voting for the motion.

Application #01-05Z: High Top Holdings, Inc., Owner – 4.3 acres on Old Atlanta Road, located in Land Lot 126 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to C-1C, Manufacturing – Light.

Mike Jackson was present to address the Board regarding this application. He came forward and stated his name.

Mr. Jackson said this request is to change 4.3 acres on Old Atlanta Road from Agricultural/Residential to Commercial so they can build some offices/warehouses and in the future build a small strip center. He showed pictures of the area. He said they have cleaned the area and are ready to develop the area. The plan is to develop the area in phases. He will develop the area to the rear of the property first with two buildings that will be 3000 SF each. There are two existing residences on the front of the property that he will replace as soon as he gets a suitable tenant for the area.

A gentleman from the floor said he is right next to this property and was present to determine how this would affect his property. He said he owns the property at 1704 Old Atlanta Road and his ex-wife lives there.

Mr. Sabine said the standard 25-foot buffer with screen will be required between commercial and residential use. There will be a 25-foot buffer and a dense hedge, opaque fence, or masonry wall.

MOTION

Mr. Browning made a motion to approve, seconded by Mr. Youmans. The motion passed with Bill Bryant, Ray Browning, Frank Harris, Karen Mathiak, and John Youmans voting for the motion.

Amendment to UDO #A-01-05: Lift from the table – Article 18. PRRRD Planned Residential and Recreational Resort Development – Section 1803:A(8 & 9) – delete skee-ball, ranges and sporting clays from permitted uses.

Mr. Sabine said he had received correspondence from Mr. Sandler requesting that no action be taken on this text amendment. Additionally, the County Zoning Attorney, Newton Galloway, is not present and he requested this application remain on the table. He said if a couple of the members of the Planning Commission could attend the March 5 meeting of the County Commissioners to discuss this it would be appropriate.

Ms. Mathiak said she feels the Chairman and Vice-Chairman should attend and would like for all the members to go if possible.

S/D #01-02: Stonebriar – Reese Builders & Developers, Owner – 146.36 acres off Moreland Road, located in land Lot 88 of the 2nd Land District – 275 lots.

Mr. Bill Weston came forward, stated his name, and gave his address as 237 Hampton Shores Drive, Hampton, Georgia.

Mr. Weston presented the revised plan, preliminary plat for Stonebriar. They have made some changes the largest of which is the opening up the open space and renumbered the lots. He said he was present to answer any questions.

Mr. Sabine said the plat is close to meeting the criteria. The Fire Marshall has not signed off. He has some concerns about the width of the main entry boulevard. He said he has not been able to get with Mr. Kendrick to resolve those issues. The County Engineer, the City of Griffin Water and Wastewater have approved. The Water Authority has also approved the plan. There are some minor issues regarding plat requirements. There are some issues regarding the master development plan. He would like to have this tabled until March 13 so they can address the issues with public safety and public works concerns. They have talked with Mr. Weston.

Mr. Weston said he had received the information when he arrived for this meeting. He said he will have to go over the changes.

Mr. Sabine said he feels he will be able to resolve the issues by the March 13 meeting. They did not receive the plans until Friday which did not give them sufficient time to get all the issues resolved.

MOTION

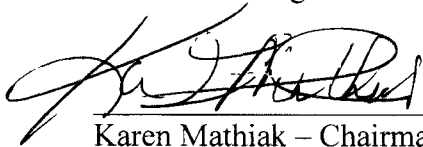
Mr. Browning made a motion to table. The motion passed on a second by Mr. Bryant with Bill Bryant, Ray Browning, Frank Harris, Karen Mathiak, and John Youmans voting for the motion.

Mr. Sabine said he feels it would be appropriate to have a meeting with the Board of Commissioners, Board of Zoning Appeals, and the Planning Commission for the purpose of discussion regarding the sign ordinance and the comprehensive land use map.

Discussion was held regarding what would be on the workshop agenda for the March 13 meeting.

MOTION

Mr. Bryant made a motion, seconded by Mr. Browning, to adjourn the meeting. The motion passed with Bill Bryant, Ray Browning, Frank Harris, Karen Mathiak, and Joseph Youmans voting for the motion.



Karen Mathiak – Chairman



Yvonne Langford – Recorder