

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
March 25, 2003

The Spalding County Planning Commission held its regular meeting on March 25, 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, Greg Pruitt, and John Youmans. Ronald Green was not present.

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

MINUTES

Ms. Mathiak made a motion to approve the minutes of the March 11, 2003 meeting. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Mathiak, Ms Phillips, and Mr. Youmans voting for the motion and Mr. Pruitt abstaining since he was not present.

Application #03-02Z: Clara Company, Owner – Triad Investments, LLC – Agent – Teamon Road (70.321 acres located in Land Lot 201 of the 3rd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-2 Conditional, Single Family Residential.

Steve Moore – 155 Forest Drive – Locust Grove, Georgia

Mr. Moore said he was representing Triad Investment, the developer. They are requesting to rezone 70 acres on Teamon Road adjacent to the Seven Forks Subdivision. They want to rezone R-2 conditional allowing one-acre lots. They will have to get a special exception for the one-acre lots. They will be using the Spalding County water service.

Mr. Youmans said he is concerned because there is no green space. There should be some green space. 58 houses is a sizeable subdivision and he would like to see larger homes.

Mr. Moore said they left the 25' conservation easement around the perimeter of the development. They used conditions that were required for the Seven Forks Subdivision that is adjacent. On lots 51-55 and some of the larger cul-de-sac lots they could preserve some of that space for green space. The lots that are on Teamon Road will face Teamon Road but there will be no driveways on Teamon Road. The houses will be accessed from the rear via a paved road.

Mr. Browning said he feels there needs to be a commons area for recreation rather than just green space. This is a safety factor for children.

Discussion was held regarding the recommended easement for the Spring Lake Subdivision with the comment that when the final plat is done there might be a better location and Mr. Moore wanted more flexibility with the location of the easement.

Discussion continued on the recommendation for a commons area for recreational purposes.

Public Comments:

Tilman Blakely – 599 Smoak Road

Mr. Blakely said he was very concerned. He was concerned about the Spring Lake Subdivision and through the informational process was encouraged because that appears to be a quality development. He does not see this development as quality. The way it is layed out it appears to be wall-to-wall lots. This is going to detract from the Spring Lake development. He read a comment from Brian Davison with Minerva Properties that was in response to information that Mr. Blakely had sent him regarding this development. Mr. Davison said that they prefer that the development not be done in a way to detract from their sizeable investment. With the proposed 350' deep lots they would like to see a wider vegetated buffer than the proposed 50' buffer on Teamon Road and the 25' buffers on the other three sides. The existing vegetation could be used and where barren new vegetation could be planted. In this way the proposed subdivision could be upgraded by giving the homeowners more privacy on Teamon Road. This would reduce the traffic noise from Teamon Road by not having the subdivision visible from Teamon Road.

Mr. Blakely said Teamon Road is going to be subject to an awful lot of traffic and he wondered if anyone had considered that this road might be four-laned at sometime in the future. There is not much setback if the road is four-laned. His main concern is that there is not enough buffer on Teamon Road. There needs to be more privacy. He would like for the Planning Commission to see the corrections before it is passed to the County Commissioners.

Mr. Youmans said he would rather see the houses not face Teamon Road.

Mr. Pruitt said the houses should face the road that is proposed for the rear entrance to the houses with a larger buffer on Teamon Road.

Discussion was held by the Board and they were in agreement that larger buffers were needed and the houses needed to face away from Teamon Road. They also wanted a commons area for recreation.

Mr. Moore said they were trying to avoid the rear of the houses facing Teamon Road because traditionally the fronts are more attractive than the rear. They can easily move the houses further back than the 50'. The lots are 350' deep and he has some flexibility. In the covenants they can require selective clearing for the buffers. The playground area is needed and they can accommodate that requirement. He said he would be willing to make the suggested changes as discussed.

MOTION

Ms. Mathiak make a motion to table this application to give the developers an opportunity to put the amenities with the commons areas, change some of the rights of way for lots 24 and 25 and the additional buffers.

Mr. Moore said the changes were easy to make and they would like to move this forward.

Mr. Pruitt said he seconded the motion for discussion purposes.

With further consideration Mr. Pruitt withdrew his second.

Ms. Mathiak withdrew her motion.

MOTION

Ms. Mathiak made a motion to approve Application #03-02Z conditioned on the following Staff recommendations:

House sizes shall be as follows:

- a. 50% - minimum 1400 SF
- b. 25% - minimum 1500 SF
- c. 25% - minimum 1600 SF

Exposed concrete foundations shall not be allowed on front and corner elevations.

All lots shall be sodden front yards.

All lots developed shall be served by underground utilities.

All detention facilities shall be landscaped and/or screened to minimize their visual impact.

Provide two (2) entrances into the subdivision from Teamon Road. Each entrance shall include an accel/decel lane if warranted.

A no-access easement must be recorded with the final plat for all lots fronting on Teamon Road.

Further conditions will be that the homes on Teamon Road will be turned away from Teamon Road, design the amenities to include a centrally located play area, lots 24 and 25 will be designed for a future right of way, 50' buffer on the Spring Side of the development and a planted buffer on Teamon Road, the interior "alleyway" will be a road, lots 1 and 2 will be driveway accessed, and planted buffer on Teamon with a 50' setback off the internal road. This is approved conditioned on the special exception being approved for the one-acre lots. The motion was seconded by Ms. Phillips.

Mr. Taylor said this has become complicated with all the changes and the Staff would recommend that this application be tabled until the changes can be made and reviewed before it is sent to the County Commissioners.

The motion failed with Ms. Phillips and Ms. Mathiak voting for the motion and Mr. Browning, Mr. Pruitt, and Mr. Youmans voting against.

MOTION

Mr. Pruitt made a motion, seconded by Mr. Youmans to table Application #03-02Z until the next meeting to give the developer an opportunity to work on the site plan and make the changes as discussed. The motion passed with Mr. Browning, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, and Mr. Youmans voting for the motion.

Application #03-03Z: Alvin M. Parker, Owner – Sammy Parker, Agent – Fayetteville Highway (1.520 acres located in Land Lot 28 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, and R-2, Single Family Residential, to O & I, Office and Institutional District.

Sammy Parker – 3249 Fayetteville Highway

Mr. Parker said he was present to answer questions but there was nothing new he had to add to the application as filed.

Mr. Youmans said this road is probably going to be four-laned in the future and he suggested it be moved further from the road.

Mr. Browning said he noted that a portion of the entrance is located on adjoining property and wanted to point out that at some future time it might create a problem if he ever sold either property.

Mr. Parker said the DOT had advised him that they could use the existing driveway. He said since that time they have told him he will have to have a decel lane so that is going to change the driveway.

MOTION

Mr. Youmans made a motion to approve Application #03-03Z conditioned on the Staff recommendation that brick, stone, or masonry façade shall be used on the front and sides of the structure, since this is commercial in nature, all requirements within Appendix J, Commercial/Industrial Development Ordinances shall be met and the site plan revised to show the driveway on the property. The motion passed on a second by Ms. Mathiak with Mr. Browning, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, and Mr. Youmans voting for the motion.

S/D #03-01: Chester Woods Subdivision – Alan Mobley, Owner – 28.97 acres off Kilgore Road, located in Land Lot 124 of the 3rd Land District – 21 lots.

Alan Mobley – 262 Mobley Road – Griffin, Georgia

Mr. Mobley was present to answer questions.

MOTION

Mr. Pruitt made a motion to approve S/D #03-01 with the conditions as recommended by the Staff regarding the cul-de-sac length. The motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, and Mr. Youmans voting for the motion.

MOTION

The meeting was adjourned on a motion by Mr. Youmans and a second by Ms. Mathiak with Mr. Browning, Ms. Mathiak, Ms. Phillips, Mr. Pruitt, and Mr. Youmans voting for the motion.

Ray Browning – Chairman

Yvonne M. Langford - Recorder