

PLANNING COMMISSION
Regular Meeting
March 26, 2002

The Spalding County Planning Commission held its regular meeting on March 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 Frank Harris.

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 March 12, 2002 meeting were approved on a motion by Mr. Youmans and a second by Mr. Bryant with Karen Mathiak, Delores Phillips, Ray Browning, and John Youmans voting for the motion. Bill Bryant and Frank Harris abstained since they were not at the meeting.

REZONING REQUESTS:

Application 01-33Z: Frances Jackson Evans, Sr., Owner – Christine Livingston, Agent – 42.32 acres off Jacqueline Drive off GA. Hwy. 167 (Newnan Road) located in Land Lot 31 of the 1st Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-4, Single Family Residential.

Mr. Sabine stated this is an extension of the Turtle Tracks Subdivision to be located behind the existing development on Jacqueline Drive adjacent to Newnan Highway. Mr. Sabine stated Turtle Tracks Subdivision is zoned R-4 and has been built out consistently. Mr. Sabine stated the road would be extended back past a cabin and some wetland, and would create a number of new lots, some of which are multiple acreage tracts. Mr. Sabine stated this would be consistent with the current development, and the R-4, with a minimum of 1,500 square foot, would be consistent with prevailing trends in the area.

Christine Livingston of Shepherd and Johnston came forward, gave her name, and address as 124 North Hill Street, Griffin.

Ms. Livingston stated she is the agent for Francis Jackson Evans, Sr., owner of Griffin Remodeling, Inc. Ms. Livingston stated Mr. Evans would like to extend into approximately 42 plus acres, which lies behind the current Turtle Tracks Subdivision. Ms. Livingston stated this property is currently zoned AR-1. Ms. Livingston stated Mr. Evans would like to request the Planning Commission's recommend for R-4. The lots range from 1.2 acres to, in excess of, 5 acres, one being 5.4 acres. Ms. Livingston stated

the plan is to continue the subdivision under the current characteristics with homes in excess of 2,000 square feet. There are some wetlands on this proposed rezoning tract, which would maintain the current status in order to meet the necessary requirements for greenspace under the previous ordinance. Ms. Livingston stated she hopes the Planning Commission would make a recommendation of approval for this rezoning application.

Mr. Youmans asked if the land across from the lake would be permanent greenbelt. Ms. Livingston stated this land would be deeded to Mona Evans. The majority of the land is wetlands and not developable, and the topography of the remainder property make it basically undesirable for residential development.

MOTION

Mr. Browning made a motion to approve application #01-33Z. The motion passed on a second by Ms. Phillips with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on April 25th at 6:00 p.m.

Application #02-04Z: Griffin Area Habitat for Humanity, Owner – .172 acre on Fifth Street located in Land Lot 207 of the 2nd Land District – requesting a rezoning from C-2, Manufacturing, to R-5, Single Family Residential.

Mr. Sabine stated this application is to rezone a single lot to build one (1) 3-bedroom house on Fifth Street in East Griffin. Mr. Sabine stated a number of years ago, possibly back in the mid 1960's, East Griffin was zoned to C-2. Mr. Sabine stated this is an existing residential neighborhood, the old mill village. Mr. Sabine stated staff recommendation is for approval.

Mark Staples of the Griffin Area Habitat for Humanity came forward, stated his name, and gave his address as 1386 Carver Road, Griffin.

Mr. Staples stated the Griffin Area Habitat for Humanity is requesting a rezoning from C-2 to R-5 on .172 acres on Fifth Street in East Griffin to build a 3-bedroom house.

MOTION

Mr. Bryant made a motion to approve application #02-04Z conditioned to the home built on the subject property shall be a site built home only. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on April 25th at 6:00 p.m.

Application #02-05Z: L. Jack Clark and Regenia S. Clark, Trustee of the Regenia S. Clark Trust, Owners – C. Mark McCullough, Agent – 1941 Zebulon Road (14 ± acres

located in land Lot 105 of the 2nd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, & AR-1, Agricultural and Residential, to R-6, Planned Residential Community District.

Mr. Sabine stated the R-6 zone was changed to Planned Residential Community. There is currently no R-6 zoning in Spalding County, and this would be the first R-6 application if successful. Mr. Sabine stated Mr. McCullough is proposing a town home community on Zebulon Road close to Ingles. Mr. Sabine stated the specific tract is occupied by low density residential; however, the property is proximate to sanitary sewer, close to Ingles, and close to the new proposed shopping center. Mr. Sabine stated this area is obviously much more dense in its nature given to the proximity to the intersection of U.S. 19/41 and Georgia 155 Business 19/41. Mr. Sabine stated this is an area that will continue to grow in density and intensiveness of use as time goes on. Mr. Sabine stated sanitary sewer would facilitate that increased density; therefore, given the density that is anticipated in the area, this is an appropriate use of property in that vicinity, and the staff, therefore, recommends conditional approval of the rezoning application to R-6 with the conditions as follows: 1) all units constructed shall be a minimum of 1,400 square feet heated space, 2) all units constructed shall have a front and side facade encompassing a minimum thirty (30) percent brick, stone, or masonry stucco with remaining exterior wall portions to be constructed of hardiplank (concrete plank siding), 3) all units constructed shall have a minimum 7/12 or greater roof pitch, 4) interconnecting sidewalks shall link development clusters within the community, 5) since the R-6 district requires amenity features to be included with a planned residential community, the following amenities shall be incorporated: a clubhouse with various spaces for community activities; and an outside recreation area, and 6) a landscaping plan shall be filed with, and approved by, the Planning Commission before construction begins; and the plan shall detail any significant landscaping features on the property as it now exists, proposed efforts to retain these existing features, and proposed landscaping for common areas and/or greenspace. Mr. Sabine stated he and Mr. McCullough had met in advance to discuss the conditions, and are in agreement relative to the conditions.

Mark McCullough of the Southern Realty Group came forward, stated his name, and gave his address as 704 West Taylor Street, Griffin.

Mr. McCullough stated Jack and Regenia Clark are current property owners. Mr. McCullough stated the request is to rezone from R-1 and AR-1 to R-6.

Mr. McCullough stated the existing home of Jack and Regenia Clark would be used as a hobby room, library, and outdoor covered activity center. Mr. McCullough stated the homes would be cottage styled homes with front porches, high roof pitches, and attached garages with entrances into the homes from the garages. Mr. McCullough stated the concept plan in the floor plan that is being proposed doesn't match and would change as the design progresses. Mr. McCullough stated there is a great buffer at the entrance from the highway onto the property. Mr. McCullough stated after discussion with Mr. Brannon, a neighbor, a coated chain link fence would be added as a condition with the

25-foot buffer surrounding the property. Mr. McCullough stated there possibly would be a community garden area.

Mr. Browning asked if there are any other dwellings on the property. Mr. McCullough stated there are some mobile homes on the back of the property that would be removed.

Mr. Bryant asked what age group is targeted for this development. Mr. McCullough stated the development would be targeted for a mature homeowner of the age 55 or older, with the price range of the homes at \$120,000. The homes would be all 1 level with wide hallways and doorways.

Mr. Sabine stated the individual units would be 1,400 square feet minimal. Mr. Sabine stated regarding the fencing, the Planning Commission could condition the approval that the side and rear perimeter of the property be fenced with either vinyl coated chain link fence, or a wooden privacy fencing, and let the developer determine as the design unfolds.

Jack Clark stated he had no comment.

W. L. Brannon came forward, stated his name, and gave his address as 1831 Zebulon Road.

Mr. Brannon stated he owns the 15 plus acres between Mr. Clark and Ingles. Mr. Brannon stated he would like to see a fence put up to keep people off his property. Mr. Brannon stated he has no problem with what Mr. McCullough would like to do on the property as long as the fence is erected.

MOTION

Mr. Browning made a motion to approve application #02-05Z conditioned per staff report as previously stated with the addition of the fencing. The motion passed on a second by Mr. Harris with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on April 25th at 6:00 p.m.

Application #02-06Z: R. J. and Ollie M. Exum, Owners – C. Mark McCullough, Agent – 23.613± acres off Whatley Road located in Land Lot 41 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Mr. Sabine stated this property is east of Orchard Hill along Rehoboth Church Road, with frontage on Whatley Road. Mr. Sabine stated a good number of the people here tonight are concerned about the future of their neighborhood, and, also, concerned about the proposed development. Mr. Sabine stated the initial application was for a straight R-5, 1,250 minimum heated square footage, and site built homes. Mr. Sabine stated he has

had several discussions with Mr. McCullough on this development. Mr. Sabine stated there is an issue to explore tonight, and recommendations will be made on the development, and possibly will be controversial. Mr. Sabine stated the quickest and easiest way to improve the subdivision would be to increase the zoning to R-2, 1,400 square feet, and proceed from there. Mr. Sabine stated he and Mr. McCullough have discussed design criteria to a significant extent, and recommending the best way to address the quality and sustainability of this development is through design criteria rather than going after the square footage. Mr. Sabine stated he does not feel the square footage alone would solve the issue, which is to make a sustainable development that will encourage people to move there and stay there, and, also, foster the trend of owner occupied development that is in the area. Mr. Sabine stated the neighborhood is concerned about the starter home mentality or starter home syndrome.

Mr. Sabine stated what he is recommending to the Planning Commission, after having spoken with Mr. McCullough, is that the development be approached with some design criteria. Mr. Sabine stated his recommendation is at the R-5 level which is 1,250 heated square feet, with the following design criteria: homes will be site built with a minimum 7:12 roof pitch; minimum 2-car garage; all homes constructed shall have a minimum 30% brick, stone, or masonry stucco front façade accent with remaining exterior wall shall feature a hardiplank cement board siding or .46 thickness vinyl siding; all homes constructed shall incorporate a trim package, specifically the interior trim around all windows and chair rails in dining rooms; minimum 12 of the 16 homes be constructed on crawlspace or basement foundations, no exposed cinder block shall be visible from the crawlspace or basement foundations constructed; a landscaping plan consistent with the Trees Program with the National Arbor Day Foundation shall be implemented for all homes constructed; and a 25-foot natural undisturbed buffer shall be retained as detailed.

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

Mr. McCullough stated there has been a lot of discussion on this rezoning. Mr. McCullough stated there are concerns about compatibility in the area. Mr. McCullough stated the homes would complete the area. The homes will have a minimum of 1,250 heated square feet or larger, porches, decks, crawlspaces, and a lot of windows. Mr. McCullough stated Mr. Sabine addressed the conditions for the homes. Mr. McCullough stated he has checked into registering with the National Arbor Day Foundations for building of Tree Program. Mr. McCullough stated he does plan to develop and build the subdivision. Mr. McCullough stated he is open to any conditions to be placed on the rezoning of this property.

Mr. McCullough stated over 50% of the existing homes in the area are on lots less than 2 acres, with over 70% of the homes are less than 1,300 square feet.

Mr. McCullough stated a lot of the neighbors have tried to purchase this property, and have been told the property would not perk. Mr. McCullough stated he has studied the soil maps from the U.S. Department of Agriculture. The maps show a Cecil type soil,

which the suitability is good for septic systems. Mr. McCullough stated his next step is for a soil scientist to come out to the property.

Mr. McCullough stated there is over 5 acres of protected greenspace area.

Mr. McCullough stated the homes would have a 100-foot front setback so the homes will have a nice, big front yard. Mr. McCullough stated per the Multiple Land Service, the average home in Griffin sold for \$117,000. Mr. McCullough stated the price range of the new homes are from \$117,000 to \$120,000. The homes will have 3-bedrooms and 2 baths with some bonus rooms over the garages.

Chris Bergen came forward, stated his name, and gave his address as 275 Rehoboth Church Road.

Mr. Bergen stated his property is almost directly across the road from the proposed development. Mr. Bergen stated he would be looking at the sides and backs of the proposed homes from his property, which would not enhance his property. Mr. Bergen stated he has tried to purchase the property, and there was an issue with the property not perking. Mr. Bergen stated he had received an e-mail from Phyllis Doane who had tried to purchase the property. Mr. Bergen stated Ms. Doane had a contract to purchase the property contingent upon the property perking. Mr. Bergen stated per Ms. Doane, Mr. Wayne Moss and staff tried in at least 4 different places on the property to build their home, and the property would not perk. Mr. Bergen stated that a drip emitter system would have to be installed on the property to build a home. Mr. Bergen stated he was told that the protected greenspace was going to be turned into a lake. Mr. Bergen stated he has a concern about his bored wells, and the impact his and other property owners wells will receive. Mr. Bergen stated after the rain today, the low-lying portion of the property had water standing on it. Mr. Bergen stated he, also, has a concern on the traffic impact. Mr. Bergen stated there is a concern of the type of people who would be moving into the area.

Clarence Burton came forward, stated his name, and gave his address as 18 Cook Road, Griffin 30224.

Mr. Burton stated he has a concern with the septic water. Mr. Burton stated there are springs on the property. Mr. Burton stated he has a concern with the health of the residences in the area. Mr. Burton stated if the land will not perk, the water will not be absorbed and will runoff down into the lake and springs directly into property owners wells.

A brief recess was taken at this time.

Teresa Akins came forward, gave her name, and address as 180 Rehoboth Church Road.

Ms. Akins stated her property is next to the proposed development. Ms. Akins stated she had her husband considered buying the land. Ms. Akins stated per Eddie Wilson of the Spalding County Environmental Health Department, the land would not perk.

Ms. Akins stated according to Mr. McCullough's plan, there would be 3 houses where the back of the houses would face her house. Ms. Akins stated per Mr. McCullough there would be a 25-foot buffer. The area is not heavily wooded area. There is a concern when the homes are sold if the buffer would remain. Ms. Akins stated her house with the mother-in-law suite is approximately 2,600 square feet heated, with an inground swimming pool, and valued at over \$200,000. Ms. Akins stated there is a concern what the proposed homes would do to the value of her property. Ms. Akins stated privacy is a major concern. Ms. Akins stated that Mr. McCullough cannot guarantee that after the homes have been sold, that the new property owners would maintain their homes and keep their yards nice.

Ms. Akins submitted a petition of property owners in the immediate area for the Planning Commission to review.

Ms. Akins stated Niles Murray is developing a subdivision at Swint Road and Morgan Road with price range of homes starting at \$229,000 and up. This property is probably located not even a mile from this proposed development.

Eugene and Dondra Babbs did not wish to speak at this time.

Mr. Bergen stated he measured from the edge of pavement to the front edge of 11 homes in the immediate area. The 100-foot setback is not compatible to what is in the area. Mr. Bergen stated his home sets back 146 feet from edge of pavement.

Ms. McCullough stated the setback is measured from the right-of-way. Mr. McCullough stated homes would be built at setback required by Spalding County. Mr. McCullough stated there are a lot of 1-acre lots with 1,250 square foot homes in this area already. Mr. McCullough stated he has spoken with a lot of the homeowners in the area, and there was a misconception of what was being proposed for development. Mr. McCullough stated a quality development in the area would increase property values not decrease.

Mr. McCullough stated if the rezoning is approved, there are certain requirements the County has that will have to be met before building could begin. Mr. McCullough stated the greenspace would be a great lake site, but at this time, there are no plans to build a lake at this time. The topography would allow for a lake.

Mr. Harris asked Mr. McCullough if a soil study has been completed on this tract of property. Mr. McCullough stated not at this time, due to cost of the soil study. Mr. McCullough stated he has looked at the soil reports that already exist on the property to get an idea if the property would be suitable for development. Mr. McCullough stated before building permits are issued, a septic tank permit would have been already issued.

Mr. Browning stated the soil data that Mr. McCullough referred to is used by farmers. The soil is a very shallow test of the soil and is used for crops. The data has nothing to do with the subsoil strata that are used in a septic tank process. In the western part of Spalding County, there is probably 80% of the County that will not perk. The area is good for dairy farmer, but not suitable for homes. The soil survey being discussed is in no way used to establish the criteria for septic tank permits. Mr. Moss's office does not allow the use of the U.S. Department of Agriculture survey at all. This survey has no application with what is under discussion tonight.

Mr. Sabine stated relative to the road for the proposed street, the proposed street would have to intersect directly across from Calhoun Road or have a minimal 125-foot offset. Mr. Sabine stated relative to the quality of life issue, which is a huge issue, a lot of people are very tense on new residences moving into the neighborhood. Mr. Sabine stated this is a very continuous issue, but at the same time, Spalding County does have to be very careful on how to address this issue due to fact that there is the prevailing federal legislation, and the Fair Housing Act of 1968 does need to be accounted into this issue somehow. Mr. Sabine stated this may not be very popular, but that is existing federal legislation, and it does offer certain control/protections relative to the accessibility and availability of housing for all citizens.

Mr. Sabine stated relative to the well issue, this is an area for local issues. Spalding County does not have any specific verbiage in the UDO to the impact of proposed rezoning on adjacent groundwater sources. Mr. Sabine stated this is an issue the Planning Commission could address later.

Mr. Sabine stated there is a concern on the density issue and square footage issue. Mr. Sabine stated a lot of the smaller homes in the area were built years ago, and would have to decide, as the policy decision, how this would impact the recommendation. Mr. Sabine stated the density issue is pretty much immobile. Mr. Sabine stated for the homes already in the area, the trend relative to the square footage of those homes may be discussed further.

Mr. Sabine stated relative to the perking overall, the soils, and the soil studies, essentially there is a stage for a soil system analysis that a developer of a subdivision will have to go through with Randy Smith's office. Mr. Sabine stated the last countywide soil survey was done in 1964. Mr. Sabine stated Environmental Health would have to decide what the appropriate level of development is compared to what is underneath. Mr. Sabine stated Planning and Zoning handles the issues from the ground up, and Environmental Health deals with the issues ground down. Mr. Sabine stated even if approved, Environmental Health may say there is no way the property could support that level of density. The approval happens to be at the tail end of the process unless directed otherwise.

Mr. Sabine stated there are some buffering enhancements that could be done relative to the enforcement. Mr. Sabine stated if the buffering requirements are part of the zoning approval, Spalding County could enforce the issue.

Mr. Sabine stated this is a policy decision for the Planning Commission, and ultimately the Board of Commissioners. Mr. Sabine stated the staff has come up with some recommendations to enhance the quality of the development and fit it into what is already in the area, which is largely AR-1.

Mr. Browning asked Ms. Akins if there were plans to develop this property if the property had been suitable for a septic tank. Ms. Akins stated no. Ms. Akins stated she and her husband were going to sell their property, and build a small log cabin on the back of the property.

Mr. Browning stated majority of the lot sizes are not 1-acre lots. Mr. Browning stated there are different lot sizes in the area. The area is of a rural flavor. Mr. Browning stated he would like to see consideration on the redivision on slightly larger lot sizes that would be more comparable to the neighborhood. Mr. Browning stated the square footage is suitable for the neighborhood. Mr. Browning stated his main concerns are the soil, which will be addressed at the proper time and by the proper people, and the lot size. Mr. Browning stated 11 to 12 lot, depending on the topography, would be sufficient on this tract of property. Mr. Harris was in agreement with Mr. Browning.

Ms. Mathiak asked Mr. McCullough if he would like to table the application and look at the density on this tract of property. Mr. McCullough stated he would rather table than see a denial on the application.

MOTION

Mr. Browning made a motion to table application #02-06Z. The motion passed on a second by Mr. Harris with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

A brief recess was taken at this time.

Application #02-07Z: Ronald G. Cox, Elaine C. Green, and Nancy C. Fox, Owners – Pat Golden, Agent – 4.926 acres off Kilgore Road located in Land Lot 103 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Mr. Sabine stated this application is for the rezoning of 3 lots. All of the lots will meet the minimum width requirements. Mr. Sabine stated staff has recommended approval with conditions. Mr. Sabine stated conditions are as follows: 1) all homes shall be site built homes, and 2) the lot layout is approved as shown on the concept plan submitted as a part of the application.

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

Ms. Golden stated there are large pine trees on the property, and there are no plans to clear any further back than necessary for the homes. Ms. Golden stated there is a

singlewide home on the property that would be removed. Ms. Golden stated the homes would be the same size and style as the homes that have been built on East McIntosh Road.

MOTION

Mr. Bryant made a motion to approve application #02-07Z conditioned that all homes shall be site built homes, and per lot layout as shown on the concept plan submitted as part of the application. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on April 25th at 6:00 p.m.

Application #02-08Z: Ben Bishop, Owner – 7.42 acres on the corner of School Road and Wood Road located in Land Lot 86 of the 3rd Land District – requesting a rezoning from C-1, Highway Commercial, & R-2, Single Family Residential, to C-1B, Heavy Commercial.

Mr. Sabine stated the land use plan map does show commercial on this portion of School Road. Mr. Sabine stated staff recommends conditional approval based on the land use plan map as enacted and as enforced currently. Mr. Sabine stated he does feel the land use map obviously intended for this area to be commercial, and should be taken into careful consideration. Mr. Sabine stated the only recommended condition is that the Planning Commission may wish to consider enhanced buffer beyond the 25-foot buffer required between the commercially zoned/developed property and the residentially zoned/developed property. Mr. Sabine stated this would apply to the western boundary of this property just to buffer the commercial use from the residential use. Mr. Sabine stated a 40-foot buffer is recommended in lieu of the 25-foot buffer. All other buffer requirements would remain the same.

Mr. Browning stated he is going to reclude himself due to owning property at the intersection of School Road and Highway 19/41.

Dan Carpenter came forward, stated his name, and gave his address as 130 Broadmoor Drive, Fayetteville, Georgia.

Mr. Carpenter stated he is representing Mr. Bishop on this rezoning issue. Mr. Carpenter stated the property is located on the southwest corner of School Road and Wood Road. Mr. Carpenter stated a portion of the property is already zoned C-1 and the balance is zoned R-2. Mr. Carpenter stated there is a 1-acre pond currently on the property with a drainage ditch bisecting the entire length of the property. Mr. Carpenter stated there is, also, a 600-PSI gas line crossing the eastern 1/3 of the property. Mr. Carpenter stated Mr. Bishop is wishing to develop the property into a mini-warehouse self-storage that would not only enhance the appearance of the property, but would combine an enterprise that can serve the entire neighborhood. Mr. Carpenter stated this development would need no sewer component that a residential use of the property would require. Mr. Carpenter

stated the proposed development would have no impact on the schools or highway system. Mr. Carpenter stated the property is continuous on 3 sides to other commercial zoning. Mr. Carpenter stated a change to C-1B, which would allow storage buildings, would change the tax bases from the vacant land, which has a market value now of \$36,000, to a commercial development in an area of \$600,000. Mr. Carpenter stated Mr. Bishop would like to take this piece of property and enhance the property with approximately \$600,000 worth of improvements. Improvements would not only enhance the visibility of the area, but would be an attribute that the entire neighborhood could use.

Mr. Carpenter stated as long as the proposed buildings and detention pond fit on the property, there would be no problem in buffering the property further.

Wayne Esarove came forward, stated his name, and gave his address as 714 School Road.

Mr. Esarove stated he was mainly at the meeting for information gathering. Mr. Esarove asked where the entrance to the storage buildings would be located. Mr. Carpenter stated the entrance would be located off School Road.

Ms. Mathiak asked Mr. Esarove about the future development shown on the plat. Mr. Carpenter stated the future development would be the second phase of the same type of development.

Mr. Bryant asked Mr. Sabine if a condition could be put on the rezoning to limit the uses on this property. Mr. Sabine stated if the Planning Commission wanted to condition the uses further to delete some of the more intensive uses in the C-1B, there would be no problem. Mr. Sabine stated there are 78 permitted uses in C-1B. Mr. Sabine stated out of the 78 permitted uses, the Planning Commission could look at excluding tire retreading, major automotive repair, heavy equipment sales, mobile home sales, and outdoor advertising signs.

MOTION

Mr. Bryant made a motion to approve application #02-08Z conditioned to a 40-foot buffer on the western edge of this property, and deletion of the following permitted uses in the C-1B district as follows: tire retreading, major automotive repair, heavy equipment sales, mobile home sales, and outdoor advertising signs. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, John Youmans, and Frank Harris voting for the motion. Ray Browning abstained due to owning property in the area.

Ms. Mathiak advised this application would go before the Board of Commissioners on April 25th at 6:00 p.m.

Application #02-01X: Annexation Request from James Daniels, Lot 15 Grantland Road located in Land Lot 181 of the 2nd Land District, into the City of Griffin – currently zoned R-1.

Mr. Sabine stated this request is a one-lot annexation proposed into the City of Griffin on Grantland Road (Tax Map 229). Mr. Sabine stated the western part of Grantland Road is entirely within the City of Griffin. Mr. Sabine stated all of Grantland Road, per se, is in the City. There have already been 2 other lots annexed into the City. Mr. Sabine stated on the proposed lot, as designed as lot 26, the owner wishes to build a house and tie into sewer. Since the property is already adjacent to the City of Griffin, the City wishes to annex the property into the City of Griffin in order to provide sanitary sewer services. In accordance with the joint City/County Annexation Ordinance, the Planning Commission must provide a hearing. Mr. Sabine stated he did not see any issue to prevent the annexation of this 1-lot into the City of Griffin.

MOTION

Ms. Phillips made a motion to recommend approval of application #02-01X. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

OTHER BUSINESS:

Sketch Plan Discussion: A conservation subdivision of 40.33 acres located on GA. Highway 155 (for discussion only).

Mr. Sabine stated this property is south of the Teamon Road intersection. Mr. Sabine stated this is an oddly configured piece of property that is very long and narrow, and would very challenging to develop. Mr. Sabine stated the property was possibly zoned R-2 with the area wide zoning back in the early 1970's. Mr. Sabine stated there are some issues relative to some detail information about floodplains, steep slopes, wetlands, or other natural features that need to be considered relative to the conservation approach. Mr. Sabine stated these items are not an insurmountable obstacle.

Michael Harris, agent for Preferred Financial Investment Group, LLC, came forward, stated his name, and gave his address as Post Office Box 380755, Decatur, Georgia 30036.

Mr. Harris stated he had met previously with Mr. Sabine who had made some recommendations at the initial meeting, and the plan has been revised to incorporate some of Mr. Sabine's suggestions. Mr. Harris stated he was before the Planning Commission tonight to get thoughts and recommendations on the initial layout. Mr. Harris stated in the area, there is, also, a creek that serves as a tributary to the Troublesome Creek, and possible retention would be required at the very least a water quality pond.

Mr. Sabine stated the number of lots is not problem, but not sure on the 50% greenspace requirements. Mr. Sabine stated this possibly would not impact the number of lots, but the actual individual lots may need to shrink in size, and the greenspace may need to grow. Mr. Sabine stated the lot alignment should not change a whole lot. Mr. Harris asked if the minimal of 125-foot lot width is required at the building line. Mr. Sabine

stated not in a Conservation Subdivision; the lot width at the building line would be significantly reduced in the interest of greenspace. Mr. Sabine stated the Conservation Subdivision is density neutral. Mr. Sabine stated the idea is keep the subdivision at 29 lots, but at the same time, be able to satisfy the open space requirement. Mr. Sabine stated the road might, also, be able to be shortened some, and have more greenspace in the back and save on the infrastructure.

Mr. Frank Harris stated several years back, Debbie Puckett proposed a subdivision on this property. Mr. Harris stated there was a problem with the topography.

Mr. Bryant asked if all of the homes in the proposed subdivision would be site built homes. Mr. Harris stated there would be only site built homes in the proposed subdivision.

Mr. Bryant had a concern with only one excess point off Highway 155. Mr. Sabine stated the accel and decel lane would be dealt with by the Georgia Department of Transportation.

Mr. Sabine stated there are a lot of properties in Spalding County that do not necessarily have a lot of road frontage, and in some cases, it does. Mr. Sabine stated Stonebriar Subdivision on Carver Road and Moreland Road has a great amount of road frontage. Mr. Sabine stated the property on Tomochichi Road and Meadowview Subdivision have narrow road frontage. Mr. Galloway was modeling other ordinances when the Conservation Subdivision was drafted. Mr. Sabine stated he is not sure it would be in Spalding County's best interest, given the way property is developed in Spalding County, to necessary demand 2 entrances on all of these subdivisions in part, especially at 15-lot threshold. On this subdivision, there is no way to get 2 entrances and get the siding distances, and the accel and decel to line up. Mr. Sabine stated he would be coming back to the Planning Commission on issues relative to the requirement of 2 entrances in a Conservation Subdivision. Mr. Sabine stated the 2 entrance requirements should not be a pre-conclusion, because this issue will have to be addressed by Spalding County.

Ms. Phillips asked Mr. Sabine if the Department of Transportation is going to widen that portion of Highway 155. Mr. Sabine stated the proposal, in the statewide transportation improvement plan, is to do 4 sets of passing lanes on Highway 155 from the Henry County line south into Griffin. Mr. Sabine stated he is not sure where this property falls in relation to the actual sets of passing lanes. Mr. Sabine stated the passing lanes have been staked out on Highway 155 where they are going to be located. Mr. Sabine stated he could get with get with Mark Mastronardi or Kerry Gore of Griffin's Department of Transportation office, and see if the information is available for discussion as the development progresses. Mr. Sabine encouraged the applicant to contact the Griffin area office or the Thomaston District office for additional information.

Mr. Harris stated he has already spoken with Mr. Johnny Brooks of the Thomaston office about the development. Mr. Harris stated the greenspace has been added to the front of the development in anticipation of the widening of Highway 155.

Mr. Sabine stated looking at long-term range possibly all of Highway 155 would be 4-laned.

Mr. Sabine stated given the configuration of this particular piece of property, this design has merit. Mr. Sabine stated with some changes relative to the greenspace to meet requirements in the Conservation Subdivision, and keep the number of lots and help out on the road length, there are favorable aspects to the development. Mr. Sabine stated with the development only on one side, this would make a very attractive entranceway into the rest of the community.

Mr. Bryant asked Mr. Harris what the time frame on starting the development was. Mr. Harris stated the development would begin within the next couple of months.

ADJOURNMENT

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

Karen Mathiak – Chairman

Cindy L. McDaniel – Recorder