

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
April 29, 2003

The Spalding County Planning Commission held its regular monthly meeting on April 29, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were Ray Browning, Chairman, presiding, Ronald Green, Karen Mathiak, Delores Phillips, and Greg Pruitt. John Youmans 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.

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 April 8, 2003 meeting. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, and Mr. Pruitt voting for the motion and Ms. Phillips abstaining since she was not present.

Application #02-29BZ: Lift from the table – Claire Fontaine Rice and Ruth Rice Bonnell, et al, Owners – Minerva Properties, L.L.P., Agent – Smoak Road (173.58 acres located in Land Lots 230 & 231 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.

Mr. Browning announced that Application #02-29BZ had been withdrawn.

Application #03-02Z: Lift from the table – 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.

MOTION

Ms. Mathiak made a motion to lift Application #03-02Z from the table. The motion passed on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak Ms. Phillips, and Mr. Pruitt voting for the motion.

Mr. Browning said this was a revision of an application tabled at the previous meeting. The applicants have removed the right-of-way strip that was connecting this development to the Spring Lake Development.

Mr. Steve Moore was present to speak regarding this application. He gave his address as 165 Forest Drive, Locust Grove, Georgia.

Mr. Moore said the revisions have been made regarding the comments made at the last meeting. They have turned the houses to face away from Teamon Road, as requested. They will face a lower road. They have added a 25-foot buffer on the east side of the project, adjacent to Spring Lake and a 50' buffer to the south of the property. They have added a one and one-half acre park. They have added a 50' undisturbed buffer along Teamon Road. There will be no curb cuts on Teamon Road except for the public rights-of way.

Discussion was held regarding the changes in the application.

Mr. Taylor said the staff would still like for the houses to face Teamon Road because they are concerned that the owners will neglect to keep the 50' buffer on Teamon Road and the rear of the houses will be less attractive than the front. It will be difficult for the County to "police" the buffers. Having the house face Teamon Road will give the subdivision a good, finished look with the garages being in the rear. This is really a matter of taste and he will defer to the members of the Planning Commission.

There was further discussion regarding this application and it was decided to have the houses face away from Teamon Road.

MOTION

Ms. Mathiak made a motion to approve Application #03-02Z conditioned as follows:

Make-up of the houses sizes shall be as follows:

50% minimum 1400 SF

25% minimum 1500 SF

25% minimum 1600 SF

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 (cenplank) or heavy vinyl siding.

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

All lots developed shall have sodded 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.

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

No residential curb cuts on Teamon Road.

The park design and landscaping of the buffer design will be included on the preliminary plat.

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

Application #03-04Z: Cedar Creek Farms, Inc., Owner – Southwest corner of Highway 19/41 and Birdie Road (24.3 acres, more or less, locate in Land Lot 104 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial and AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

Mr. Browning said Application #03-04Z needs to be tabled due to the fact that all information was not received in a timely manner.

MOTION

Ms. Phillips made a motion to table Application #03-04Z. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak Ms. Phillips, and Mr. Pruitt voting for the motion.

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, more or less, located in Land Lot 105 of the 2nd Land District) – requesting approval of revisions to development plan.

This application was considered previously and approved. All revisions to an approved application have to be approved by the Planning Commission. The changes on this application are not significant.

Mark McCullough – 800 Springer Drive – Griffin, Georgia

Mr. McCullough presented proposed revisions that will have four-unit attached dwellings to give a more townhouse atmosphere.

Buddy L. Brannon – 1831 Zebulon Road

Mr. Brannon said he is in favor of this development. This is adjacent to his property where has lived for 20 years. When it was originally approved it was conditioned on a fence on the side adjacent to his property. He wants to be certain that this fence is still a part of the development. He would like to have an 8' fence but does not care what type it is.

Mr. Browning noted that the condition does not state what height the fence is to be. This can be addressed with this application.

Staff recommendations are to include at least one additional park/playground/recreation area other than the pool area; add playground to the pool area. Provide streetscape plan with decorative streetlights and tree plantings for both sides of the drives. Trees should be planted at 50-foot intervals. Trees should be hardwood species with minimum 2-inch caliper. The drives should be aligned to decrease the general traffic utilizing drives accessing the rear entry units. Consider a boulevard entrance with increased green space for street appeal.

Discussion was held regarding the appropriate fencing material and height.

MOTION

Mr. Pruitt made a motion to approve Application # 02-05Z with the Staff recommendations and the developer will work with the Staff to redesign the plan with conditions as follows:

Include at least one additional park/playground/recreation area other than the pool area; add playground to the pool area.

Provide streetscape plan with decorative streetlights and tree plantings for both sides of the drives. Trees should be planted at 50-foot intervals. Trees should be hardwood species with minimum 2-inch caliper.

Align the drives to decrease the general traffic utilizing drives accessing the rear entry units. Consider a boulevard entrance with increased green space for street appeal.

Fence at least three sides of the property with an 8' chain link fence on the east side, 6' on the north side, and 6' on the west side and no required fencing on the front.

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

Application #01-19Z: Lewis Brewer, Jr., Owner – Minerva Properties, LLP, Agent – 111.49 acres on Trestle Road, located in Land Lots 247, 248, and 234 of the 3rd Land District – requesting approval of revisions to development plan.

Application #01-19AZ: Quail Creek Land & Timber Company, Owner – Minerva Properties, LLP, Agent – 3 acres, more or less, on Johnson Road Extension, located in Land Lot 145 of the 2nd Land District – requesting approval of revisions to development plan.

Application #01-19BZ: Cole Tract Associates, LP, Owner – Minerva Properties, LLP, Agent – 95.47 acres on Trestle Road, located in Land Lot 145 of the 2nd Land District – requesting approval of revisions to development plan.

Mr. Browning said that Applications #01-19Z, #01-19AZ, and #01-19BZ would be discussed together and voted separately.

Mr. Brian Davison – Minerva Properties, 2292 Henderson Mill Road – Atlanta, Georgia
Mr. Davison said Minerva Properties has acquired all of these properties. The applications were made prior to the closing on the properties. The original zoning plan had a proposed layout with an approximate lot count that they intended to use. After further consideration they need to make some changes with the golf course layout which changes some of the other layout of the development. He went over the proposed changes which reduced the lot count. There is a huge push from prospective buyers with over 500 people that have registered on the web site for homes in this development. Approximately 250 of them are interested in the development on the Spalding County side. 72% have submitted their names and have indicated they are looking for homes in excess of \$200,000. This is more upscale than originally planned so the builders are having to make adjustments to their product. Lot count is down, some lot sizes are increased, and open space is up.

Discussion was held regarding the proposed changes. It was noted that with the redesign the total number of units that will be on the Spalding County side drops from 580 units to 525 units. The conditions that are stated do not have to be stated in the motion because they will automatically transfer to the new plan. There is one exception; on the plan, they show some 44' rights-of-way and the recommendation is that it be conditioned to a 50' minimum right-of-way.

MOTION

Ms. Mathiak made a motion to approve Application #01-19Z conditioned on a 50' minimum right-of-way. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak Ms. Phillips, and Mr. Pruitt voting for the motion.

MOTION

Ms. Mathiak made a motion to approve Application #01-19AZ conditioned on a 50' minimum right-of-way. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak Ms. Phillips, and Mr. Pruitt voting for the motion.

MOTION

Ms. Mathiak made a motion to approve Application #01-19BZ conditioned on a 50' minimum right-of-way. The motion passed on a second by Mr. Pruitt with Mr. Browning, Mr. Green, Ms. Mathiak Ms. Phillips, and Mr. Pruitt voting for the motion.

S/D #03-02: Stanfield West Phase V – John T. Bolton, Owner – 64.67 acres off Wilder Way, located in Land Lots 12 & 21 of the 2nd Land District – 48 lots.

Mr. Pruitt said he had a financial interest in Application S/D #03-02 and recused himself from any participation.

Mr. Browning said the Staff recommendation is for approval conditioned on approval from all applicable county departments.

MOTION

Ms. Mathiak made a motion to approve S/D #03-02 conditioned on approval of Environmental Health, Fire Department, and County Engineer. The motion passed on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, and Ms. Phillips, voting for the motion.

S/D #01-07: Heron Bay Golf and Country Club – Minerva Properties, LLP, Owner – 210.17 acres off Trestle Road and Johnson Road Extension, located in Land Lots 145, 234, and 247 of the 2nd and 3rd Land Districts – 525 lots.

Mr. Brian Davison – Minerva Properties, 2292 Henderson Mill Road – Atlanta, Georgia
Mr. Davison said he was present to answer any questions.

MOTION

Ms. Mathiak made a motion to approve Application S/D #01-07 conditioned on approval of all applicable departments. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Pruitt voting for the motion.

Approval of Digital Zoning Map – Adoption of revised official zoning map in Geographic Information Systems (GIS) platform as applicable to unincorporated Spalding County.

Mr. Taylor went over the revised official zoning map. He noted that they now have the capability of making changes to the zoning map very quickly. They plan to keep the map updated on a regular basis. They are working on making the zoning boundaries and lot boundaries more accurate by adjusting the tracts and layout.

Discussion was held regarding the map and the potential for getting detail information with the Geographic Information Systems. The potential for getting information regarding water and sewer lines in addition to other infrastructure information was discussed. The increased accuracy of the map was discussed.

MOTION

Ms. Mathiak made a motion to approve the digital zoning map. The motion passed on second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Pruitt voting for the motion.

Rename Street - Panita Lane to Shady Hill Lane located in Shady Hill Subdivision.

MOTION

Mr. Pruitt made a motion to approve the renaming of Panita Lane to Shady Hill Lane. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Pruitt voting for the motion.

MOTION

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

Ray Browning – Chairman

Yvonne M. Langford - Recorder