

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
July 27, 2004

The Spalding County Planning Commission held its regular monthly meeting on July 27, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Ronald Green, Delores Phillips, and John Youmans.

Also present were Charles Taylor, Community Development Director, Newton Galloway, Attorney, Bruce Ballard, Griffin-Spalding County School System, and Yvonne Langford to record the minutes.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission, and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

MINUTES

Mr. Browning made a motion to approve the minutes of the July 13, 2004 meeting. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Application #04-13Z: Griffin-Spalding County Development Authority, Owner – Wallace Road and Jackson Road (189.656 acres located in Land Lots 25 and 40 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to C-2, Manufacturing. (Applicant requesting to table.)

Ms. Mathiak said the Development Authority has requested this application to be tabled.

MOTION

Mr. Browning made a motion to table Application #04-13Z. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Ms. Mathiak said there are several people present concerned about the rezoning. She requested that they stand so the Planning Commission could see the number in attendance.

Application #04-14Z: Eulas Sam Smith, Jr., Owner – C. Mark McCullough, Agent – 1941 Zebulon Road (13.74 acres, more or less, located in Land Lot 105 of the 2nd Land District) – requesting a rezoning from R-6, Conditional, to R-6, Conditional.

Mr. Taylor said the Board of Commissioners had declined this application and they have re-applied. This is changing the conditions rather than changing the zoning so there is no time limit for the applicant. They have to go through the whole process again.

Mark McCullough – 800 Spring Drive

Mr. McCullough said this is the same application as before. He said he feels he did a poor job of his presentation regarding what they wanted to do. The Commissioners felt they were trying to cut the cost on the project and have a lesser quality development. After discussing with the Commissioners, he is doing what they recommended. They have more information available regarding the type siding. The cost savings using the vinyl is minimal. It is the long term maintenance that is of concern.

Mr. Youmans ask about the plans for a clubhouse.

Mr. McCullough said they will build a new clubhouse. They plan to increase the brick, stucco or stone facade from 30% to 50%. They have not determined whether or not there will be a pool. It is shown on the development plan. If the pool is not installed, there will be another playground there. They want to leave it up to the homeowners whether or not they want a pool. They will have to pay the maintenance on whatever is built. The minimum square footage is 1,400. They have read the conditions and agree with all of them. There is definitely no intention to rent these units.

The conditions are recommended as follows:

- All remaining previous conditions relative to the zoning of the property and the development plan approval apply
- Playground areas proposed shall be commercial grade, to meet or exceed the County's playground standards for intermediate play structures
- The proposed clubhouse shall, at a minimum, meet the same design criteria as the rest of the buildings on site

MOTION

Mr. Youmans made a motion to approve Application #04-14Z with conditions. The motion passed on a second by Mr. Browning with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Application #04-15Z: Claudia W. Taylor, Owner – Christine M. Livingston, Agent – Barnesville Road (20.918 acres located in land Lot 84 of the 3rd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-4, Single Family Residential.

Christine Livingston – Suite B – 2898 North Expressway – Griffin, Georgia

Ms. Livingston said the plat that has been presented is one that was developed with the assistance of a potential buyer and the surveyor. She would have brought a different plat if she had been involved earlier. This tract could be divided into more than four lots under the present zoning. Ms. Taylor owns this property and would like to sell it. She has had some inquiries and been advised that if the property could be rezoned the buyers

would potentially be interested in purchasing. They are not interested as it is currently zoned. They envision this property being divided into eight lots. They have no issues with the conditions that have been recommended by the staff.

Mr. Taylor said when the staff reviewed this application, they noticed that the potential for development is greater than that shown on the plat that was presented with the application. They looked at the impact on this as if it was subdivide and built at full potential. The recommendation is for conditional zoning. This is consistent with the land use plan for this area. The conditions recommended are:

- Minimum lot width be 180' on Henley Road. This would mirror the lots across the street.
- The applicant giving the right of way needed to widen Henley Road.
- Minimum two car garage.
- No exposed concrete foundations.
- Stairs or porches, if used, must be finished and consistent with the design of the home.

Discussion was held regarding the intent of the condition regarding the stairs or porches. Mr. Taylor said they want to have the steps painted and underpinned to complement the house rather than leaving the stairs unpainted.

Gregg Pruitt – 55 Partridge Path

Mr. Pruitt said he feels there should be a corrected plat showing the number of lots that will be developed on the property. He said there could potentially be 13 lots on this tract of land.

Discussion was held, and it was noted that if the minimum lot width of 180' on Henley Road is required they will only be able to develop 8 lots.

MOTION

Ms. Phillips made a motion to approve Application #04-15Z with the conditions as stated. She further would like to have the condition regarding the stairs and porches clarified. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Application #04-16Z: Nancy Kitchens, Owner – Chuck Pruitt, Agent – Lakeside Road (8.871 acres located in Land Lot 55 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-4, Single Family Residential.

Chuck Pruitt – 747 Bieze Street

Mr. Pruitt said he was present to answer questions since he feels the information furnished explains what they want. As presently zoned, he can put 2 houses, and the rezoning will allow the Planning Commission the opportunity to impose conditions. He said he would like for the condition recommending all front facades to be changed to

allow for a percentage. He does not like the all brick or stone fronts with the balance to be vinyl.

Mr. Taylor said the staff recommendation is for conditional approval. The request is consistent with the comprehensive plan. This will have minimal impact on the community or the infrastructure. The conditions are made to attempt to have the houses blend with the other houses in the area. Recommended conditions are:

- Minimum two-car garage
- Minimum brick or stone front façade
- Minimum .44 mil vinyl siding on the side and rear of the homes
- No exposed concrete foundations
- Stairs and porches, if used, must be finished and must be consistent with the design of the homes.

MOTION

Mr. Browning made a motion to approve with the conditions as stated except to change that the facades be a minimum of 20% brick or stone and a clarification on what is meant regarding the stairs and porches. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

S/D #04-06: Dundee Manor – High Top Holdings, Inc., Owner – 76.38 acres off East McIntosh Road and Stephens Street located in Land Lot 126 of the 3rd Land District – 63 lots.

Mike Jackson –

Mr. Jackson said this is the plat that has been 14 months in development. They have refined it, fine tuned it, adjusted it, and it should be right and he is requesting approval.

Mr. Browning recused himself from discussing or voting on this application since he has recently purchased property in this area that could be impacted by this development.

Mr. Taylor said when some of the departments looked at the plat, they expressed concerns. The recommendation is for approval conditioned on those concerns being addressed by the Public Works, Water Department and the Fire Department.

MOTION

Mr. Youmans made a motion to approve S/D #04-06 conditioned on the concerns of the County Departments being addressed. The motion passed on a second by Ms. Phillips with Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion and Mr. Browning abstaining.

Sketch Plan Discussion: A conservation subdivision (Locust Grove Residential Development for Georgia Properties Unlimited, L.L.C.) of 111.27 acres off Locust Grove Road (for discussion only).

Mr. Taylor said there has been a request for a Conservation Subdivision on Locust Grove Road near the county line. This Conservation Subdivision is designed under the new regulations. Conservation Subdivisions, in the AR-1 District, are allowed by right, but there is a significant amount of input allowed in the design of the subdivision. The developer is going to go over the proposed design. On the furnished plat, lots 6, 7, 16, 17 and 18 will front on the street on the plan. The streets will become closes rather than cul-de-sacs. The 60' right-of-ways are proposed as open ditch section roads. This lends to the design, because it looks more like a county lane than a subdivision street. More recently, the county has been pushing for more curb and gutter streets. He is not certain the country lane with the open ditch will survive the Commissioner's review. The private drives that are proposed to access lots 32 and 25 are allowed under the ordinance, but it will probably bring considerable discussion before it is approved. In order to preserve the rural character of the area, it is very important that the homes in the development not be seen from Locust Grove Road. A combination of trees and landscape buffers are going to be needed to accomplish this.

Russell Smith - 5814 North Tara Boulevard - Stockbridge

Spencer Wheelless – 45 Parkland Drive – Stockbridge

Mr. Smith and Mr. Wheelless discussed their subdivision with the Planning Commission and with some participants in the audience. It was noted that this is for discussion only and no action was taken.

MOTION

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

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder