

SPALDING COUNTY PLANNING COMMISSION
MINUTES
August 10, 2004

The Spalding County Planning Commission held its regular monthly meeting in room 108 of the Spalding County Courthouse Annex on August 10, 2004. 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 and requested anyone present wishing to address comments to the Planning Commission regarding any of the applications to come forward and sign-in on the appropriate form.

Application#04-03X: Annexation request from Southern Lumber, Inc. – approximately 50.15 acres off North 9th Street located in Land Lots 129 and 130 of the 3rd Land District.

Mr. Taylor said this annexation is the first since the changes were made to the annexation law. The members had been furnished a summary prepared by the attorney of those changes that had been made. Georgia Power owns property around this tract that appears to create an island of this tract. There is a statute that prohibits annexation of property that creates an unincorporated island. If Georgia Power would request annexation, it would correct this situation. The current land use map shows this area as low-density residential, one unit per acre. The city zoning shows the PRD as a fairly intense zoning district allowing single-family residential units on lots as small as 3000 SF. It allows for duplexes and apartments as long as the overall density does not exceed 14.6 units per acre. The development that has been presented is a lot less intense than allowed. The Planning Commission might want to stipulate that this development plan is to be followed. The current zoning of the adjacent property is AR-1 and R-1 to north, R-1 to the east, AR-1 zoning to the west and southwest.

Steve Moore – 165 Forest Drive – Locust Grove, Georgia

Mr. Moore said this is a 50-acre site. They propose 50 single-family residential lots. The lots will be 50' wide and 8000 SF. The topography of the site will not allow the development of a portion of the land. The 50 lots will be on 12 acres of the site with the balance being left as open space. There will be a homeowners' association which will maintain and own the balance of the property. There will be a nature trail. The site is currently zoned R-1 and AR-1. There will be sidewalks on both sides of the street, sodden front yards, streetlights, underground utilities, and sewer. There will be 1/3 of the houses 1600 SF, 1/3 1700 SF and 1/3 1800 SF with brick, stone or stucco accents.

Vince Hines – 711 Bieze Street – Griffin, Georgia – City of Griffin Planning and Development Department,

Mr. Hines said the PRD requires that the driveways have to provide parking for two vehicles and at least a single-care garage. The garage is not included in the square footage of the house.

Discussion was held regarding the requirements of the City PRD zoning. Further discussion was held regarding the options to get the property so the annexation will not create an island.

MOTION

Mr. Browning made a motion to send this to the City of Griffin with the understanding that the County Planning Commission sees no problems provided the houses will be single-family houses with 1/3 – 1600 SF, 1/3 – 1700 SF, and 1/3 – 1800 SF, the lot layout, as presented, is used, the issues of the Georgia Power substation is resolved with the staff and/or county and city attorneys, and the PRD zoning, as presented, is the criteria for the subdivision. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Phillips, Ms. Mathiak and Mr. Youmans voting for the motion.

MINUTES

Approval was given the minutes of the July 27, 2004 meeting on a motion by Mr. Green and a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Phillips, Ms. Mathiak, and Mr. Youmans voting for the motion.

Mr. Browning inquired as to whether or not there was any information regarding the railroad museum as was discussed at an earlier meeting.

Mr. Galloway advised that he did not have a report available but will have it for the next meeting.

Mr. Galloway said, in a meeting with Mr. Davison with Minerva, he found out that Minerva has worked with South Fulton County in transference of development rights ordinance. Mr. Davison has agreed to furnish him a copy of the work they did. Minerva's assistance with this will be invaluable since they already have a development in place.

ADJOURN

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

Karen Mathiak – Chairman

Yvonne M Langford - Recorder