

PLANNING COMMISSION
Regular Meeting
September 25, 2001

The Spalding County Planning Commission held its regular meeting on September 25, 2001 at 7:00 P.M. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Chairman Karen Mathiak, presiding, Ray Browning, Delores Phillips, John Youmans, Bill Bryant and Frank Harris.

Also, present were Assistant County Manager Michael Sabine, Planner Jennifer Peterson, 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 August 28, 2001 meeting were approved on a motion by Ray Browning and a second by John Youmans with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, and Frank Harris voting for the motion. Bill Bryant abstained since he was not present.

Application #01-19Z: Lewis Brewer, Jr., Owner – Minerva Properties, LLP, Agent – 111.49 acres on Trestle Road, located in Land Lot(s) 247, 248, & 234 of the 3rd Land District – requesting a rezoning from R-2, Single Family Residential, to PDD, Planned Development District.

Application #01-19AZ: Quail Creek Land and Timber Company, Owner – Minerva Properties, LLP, Agent - 3± acres on Johnson Road Extension, located in Land Lot 145 of the 2nd Land District – requesting a rezoning from R-2, Single Family Residential, to PDD, Planned Development District.

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 a rezoning from R-2, Single Family Residential, to PDD, Planned Development District.

Jane Curtis came forward, stated her name, and gave her address as 4401 Northside Parkway, Atlanta, Georgia.

Ms. Curtis stated Minerva was before the Spalding County Planning Commission with a concept plan last month. Minerva has now taken the process one step further with the rezoning applications before the Planning Commission tonight. Minerva has been diligently working with the Planning Department to come up with some various conditions for this property as well as minor details that had arisen.

Mr. Sabine stated under the provisions of the Georgia Planning Act, Spalding County submitted to McIntosh Regional Development Center on September 7, 2001 a request for review of the 3 rezoning parcels before the Board tonight in order to satisfy the requirements set forth by the Georgia Department of Community Affairs. A copy of the preliminary review is attached. Mr. Sabine stated he wished to discuss a few of the findings of McIntosh Trail Regional Development Center as submitted to Community Development in draft form. Essentially, there is no summary statement. Any action recommended by this Board tonight would need to be conditioned upon the receipt of the final findings before Board action and the final legislative decision. McIntosh Trail Regional Development Center has indicated that this proposed project will not impact any regionally important resources RIR's, no existing or proposing Regionally Important Resource are located within the general project area. Most of the surrounding areas are shown on the Future Land Use Map as suitable for residential use, and there is an associated amendment to the Future Land Use Plan before the Board tonight to deal with the density factor keeping in mind the development taking place on the Henry County side of the Highway 155 Corridor.

In terms of short or long term employment, there appears to be 300 short-term jobs created by the proposed project, consisting mostly of construction and earth-moving labor. Less than 50 new long-term jobs are expected as a result of this proposal mostly associated with the golf course, homeowners association, and the maintenance of common areas.

Regarding the housing element, McIntosh Trail Regional Development Center stated that housing opportunities will be close to existing employment centers. Major employment centers exist within 10 miles north along Highway 155 on through to McDonough, and to the southwest of Griffin.

There would be no adverse impact expected on the water supply. The project is not expected to create solid waste beyond the acceptable capacities in Spalding County and will not adversely affect the existing or planned capacity of landfills in the region.

Based on projections, impact on the school system will only be affected by 118 new students. Within the districts for this development, the schools are operating below capacity at this time.

After reviewing the draft, Mr. Sabine stated he sees nothing that would adversely impact Spalding County and this would be conditioned on the receipt of the final findings, which Community Development should be receiving tomorrow.

Doreen Palmer came forward, stated her name, and gave her address as 417 Johnson Road, Locust Grove.

Ms. Palmer stated she felt the concept plan is great and has no problem with the building of the future homes or the golf course. Ms. Palmer stated she is concerned with Johnson Road. Ms. Palmer stated she knows it can't be paved. Ms. Palmer asked since the road

can't be paved, could it at least be widened so 2 cars can pass at the same time without 1 having to pull off to the side of the road. With the additional homes, more children and more buses will come into Spalding County. Since Trestle Road is not going to be closed from Henry County into Spalding County, some cars are going to use Trestle Road and Johnson Road.

Edward Palmer came forward, stated his name, and gave his address as 417 Johnson Road, Locust Grove.

Mr. Palmer agreed with his wife that the project is very beneficial. Mr. Palmer stated he has a very serious concern about the impact of the traffic coming out of the development and the use of Johnson Road. Mr. Palmer stated he realizes that paving is not in the near future. Mr. Palmer stated he is strongly requesting that the County or the Developer at least address the widening of the road for safety issues.

John Burden came forward, stated his name, and gave his address as 107 Johnson Road Extension.

Mr. Burden stated he is concerned about water as the residents in the area are on wells. Mr. Burden asked if the runoff from the golf course would affect the wells. Mr. Burden asked if the water run for the new project would be available for the residents on Johnson Road and Trestle Road. Mr. Burden stated he has talked to the County Commissioner and was advised that Johnson Road is not on the list for paving. When Spalding County adds this many homes to an area, Mr. Burden stated he feels the Board should reconsider request for paving. Mr. Burden stated Spalding County is not maintaining the road just for the few home that are located on the road now. By adding this many homes, there is no way Spalding County will be able to keep it up. Mr. Burden stated he is requesting the road be paved and widened.

Barbara Jarrett came forward, stated her name, and gave her address as 416 Johnson Road.

Ms. Jarrett stated she would like the Spalding County Board of Commissioners to reconsider paving and widening Johnson Road. Ms. Jarrett stated there is only a one-way bridge on the road. Ms. Jarrett stated she has spoken with the School Superintendent and was advised that the buses would not be allowed to go to the entrance in Henry County to come back in to pick up the children in Spalding County. The only other way out is Trestle Road and Johnson Road. There are currently 2 buses using these roads now. These 2 buses cannot pass each other on the road. Ms. Jarrett stated she feels that Johnson Road should be moved from number 198 on the list up to the top. Ms. Jarrett stated there is not other subdivision in Spalding County this big and to be considered more seriously.

Brian Davison came forward, stated his name, and gave his address as 4401 Northside Parkway, Atlanta, Georgia.

Mr. Davison stated he is representing Minerva Properties. Mr. Davison stated the total project in Henry County is on 957 acres and 210 acres in Spalding County. The main focus of the development is at the entrance point off Highway 155 with a main boulevard running all the way through the property. There will be no lots off the boulevard and the boulevard will have limited access. There will be approximately 8 entrance points along a 2-mile strip. The intention is to have the traffic follow back to Highway 155. Mr. Davison stated the type of development for Spalding County is a little different than Henry County. The Henry County side of development is aimed for school aged children. Spalding County has been targeted as a non-children housing style product. Spalding County homes will have a smaller square footage than Henry County, but substantially more expensive on a per square foot price. Mr. Davison stated the property will be under 2 major concerns: 1) sewer which will eliminate septic tanks, and 2) this property is within the watershed of the 1,100 acre lake, which is the drinking water lake. Mr. Davison stated regarding the paving issues, Johnson Road is on the priority list. By the time the property is developed in Spalding County, it could possibly be 2 to 3 years from now. Hopefully, by that time, it would have given the Spalding County Road Department time to reassess the impact on the road.

Mr. Sabine stated the ranking of roads was based on a 1992 study. Mr. Sabine stated at some point, a comprehensive re-ranking of roads and priority for paving should be done. Mr. Sabine stated he can't speculate when this will take place. Mr. Sabine stated on dirt roads in Spalding County, Spalding County has a prescriptive right-of-way that runs from ditch to ditch. The paving of a road requires a 60 or 80-foot right-of-way. To have the road paved, Spalding County has to acquire a right-of-way on both sides of the road from adjoining parcel owners. Traditionally, Spalding County has required 95% donation. Spalding County is not in the practice of condemning property unless necessary.

Mr. Bryant asked what elementary school would be affected by the project? Mr. Sabine stated the schools affected by this project would be Jordan Hill, Kelsey, and Spalding High Schools.

Mr. Sabine asked Mr. Davison what the minimum square footage would be for Pod GG. Mr. Davison stated square footages would be approximately 1,400 to 2,400 square feet.

Mr. Sabine reviewed over conditions (see attached). Mr. Sabine stated there are 7 pods to this development, and asked that the master plan and preliminary concept plat be incorporated for reference purpose for this rezoning. Mr. Sabine stated that Section AA would be developed consistent with the general requirements of the R-2 zoning district with additional conditions prescribed in Section B and C; however, notwithstanding, the fact the development incentives contained within in the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements. Section BB should be developed consistent with the requirements of the R-2 zoning district with additional conditions as prescribed in Section B and C; however, notwithstanding the exercise of the development incentives subject to their satisfaction as stated within the Planned Development Ordinance. Section CC shall be developed consist with the requirements of the R-2 zoning district, with additional conditions as

prescribed in Section B and C; however, notwithstanding the exercise of the development incentives as contained within the Planned Development Ordinance subject to their satisfaction. Section DD shall be developed consistent with the R-1 zoning district with additional conditions as prescribed in Section B and C; however, notwithstanding within certain development incentives. Section EE shall be developed consistent with requirements of the R-2 zoning district with additional conditions as prescribed in Section B and C; however, notwithstanding with certain development incentives. Section FF shall be developed consistent with requirements of the R-1 zoning district with additional conditions as prescribed in Section B and C notwithstanding the development incentives as stated in the Planned Development Ordinance subject to their satisfaction. Section GG shall be developed consistent with the requirements of the R-2 zoning district with a minimum square footage heated area of 1,400 feet with additional conditions as prescribed in Section B and C. Section AA, Section BB, Section CC and Section EE will have a minimum square foot heated area of 1,250. Section DD and Section FF will have a minimum square foot heated area of 1,750. Section GG will have a minimum square foot heated area of 1,400. These sections shall be constituted under Section A. Mr. Sabine read over Section B of the general conditions, which will apply to all property within this development and Section C of the street tree plan to be implemented through the development. Mr. Sabine stated the developer had agreed with the conditions and should be incorporated in the zoning decision before the Board tonight.

Mr. Browning made a recommendation that, under the conditions, Section B:6 should be amended to wooden decks shall be painted or stained if they back onto the golf course or open space; however decks made of composite materials may not require painting or staining.

Mr. Sabine stated that Section EE would be developed with condominium dwellings, subject to separate Special Exception action, which will go to the Board of Appeals on November 8th for recommendation purposes. Condominium dwellings require a Special Exception approval in the R-2 District.

MOTION

Mr. Harris made a motion to approve application #01-19Z as conditioned in staff recommendation. The motion passed on a second by Mr. Bryant with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

MOTION

Mr. Bryant made a motion to approve application #01-19AZ as conditioned in staff recommendation. The motion passed on a second by Ms. Phillips with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

MOTION

Mr. Bryant made a motion to approve application #01-19BZ as conditioned in staff recommendation. The motion passed on a second by Ms. Phillips with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Ms. Mathiak advised Mr. Davison he will go before the Board of Commissioners on October 25, 2001 at 6:00 p.m. Mr. Sabine stated that on October 11th the Board of Appeals would be making a recommendation on the special exception requests for the condominium dwellings in Section EE.

MOTION

Mr. Browning made a motion to accept the Preliminary Review from McIntosh Trail Regional Development Center. The motion passed on a second by Ms. Phillips with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion. Mr. Bryant stated he was not pleased with McIntosh Trail Regional Development Center, but would vote for the review.

Application #01-20Z: Michael West, Owner – Pilkenton-Murray, LLC, Agent – 46± acres on the southwest corner of Swint Road and Morgan Road, located in Land Lot 24 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-1, Single Family Low Density Residential.

Niles Murray came forward, stated his name, and gave his address as 1400 Maple Drive.

Mr. Murray stated Pilkenton-Murray, LLC is proposing a development which will become Morgan Lake to be located on the southwest corner of Swint Road and Morgan Road consisting of 46.3 acres. The proposal will consist of a maximum of 20 lots with 3 lakes on the property. Mr. Murray stated Pilkenton-Murray, LLC is trying to utilize as much green space as economical feasible. There will 19.3 acres of green space in this proposal, which would be about 42% of the land area to be kept natural by the Homeowners Association. The Homeowners Association would consist of the 20 lot homeowners when the development sells out. The smallest lot will be 1 acre and the largest lot will be 1.8 acres. There are a series of walking paths around the lake. There will be 4 driveways for access for more than 1 lot. Each lot will have a driveway cut off of the main drive. There will be only 7 driveway cuts off the main roads. There will be architectural and landscape design control by Control Committee. All the trees shown on the plan will be maintained. The Homeowners Association will maintain the common area. There will 18’ asphalt driveways off the main roads. The private driveways will be pea gravel or type of nice surface material, but not limited to either asphalt or concrete.

Roger Morrow came forward, stated his name, and gave his address as 655 Swint Road.

Mr. Morrow stated he owns property directly across from this property. Mr. Morrow wanted to confirm that the driveways off the main roads would be paved or asphalted, and that the minimum heated square footage of the homes would be 1,750. Mr. Morrow

asked if 1 builder would build the lots sold off? Mr. Morrow asked if there would be a convenience?

Mr. Murray stated a convenience would be in place before the lots were sold. The zoning requested tonight would restrict it to 1,750-heated square footage.

Ken Gibson came forward, stated his name, and gave his address as 614 Swint Road.

Mr. Gibson stated most of his questions had already been answered. Mr. Murray told Mr. Gibson that the houses will be to the east of his property and the driveway would be paved.

Mr. Sabine stated that a Conservation Subdivision is subdivision that allows for greater use of the property in sense that would allow more open space, more green space and more space that is not actually developed for purposes of imperious service. Rather than just taking a piece of property and cutting it up into a bunch of lots with driveways running off the road frontage, it encourages a more creative use of the property to allow the maximum amount of the property to be developed in the sense of open space as opposed to building houses in the area. It doesn't allow for extra density, but does allow retaining the density that would have been allowed under the traditional way of road frontage, driveway, house, and private yard. It would allow retaining the open space so after the property has been developed, all the area around the lakes in the common area would be open and green.

Doug Caraway came forward, stated his name, and gave his address as 157 Morgan Road.

Mr. Caraway stated he owns property diagonally across from the corner of this property. Mr. Caraway stated he uses his property strictly as an agricultural operation. Mr. Caraway stated he runs a few cattle, grows hay, and builds fences for other people. Mr. Caraway states he moves equipment in and out of Morgan Road. Mr. Caraway stated he has a concern with the additional driveways coming out onto Morgan Road. Mr. Caraway stated he, at this time, has a problem pulling out onto Swint Road. Mr. Caraway stated he has no problem with the development of the property.

Donald Worthy came forward, stated his name, and gave his address as 27 Morgan Road.

Mr. Worthy stated he has no problem with the development of the property. Mr. Worthy stated where Morgan Road comes into Swint Road, the area has had several bad wrecks in the area. Mr. Worthy stated he would like to see the corner of Swint Road and Morgan Road be cut down to help with the blind view coming out onto Swint Road from Morgan Road.

Mr. Sabine stated he would refer this request to the Public Works Department for their consideration.

Michael West came forward, stated his name, and gave his address as 68 Morgan Road.

Mr. West stated he was the current owner of this property. Mr. West stated he is very pleased with the work Mr. Murray and his associates have done. Mr. West stated this is the only type of development he would like to see on this piece of property. Mr. West stated he would have a lot on the property after it has been developed.

Mr. Sabine stated that there is a 60" caliper oak on a piece of the property. Mr. Sabine stated there had been some discussion on the advisability of putting this oak into the common area because it is such a large tree and the maintenance of this tree could be shared by the Homeowners Association.

Mr. Murray stated by relocating this tree it would decrease the size of that lot. Mr. Murray stated Pilkenton-Murray, LLC would do their best to accommodate. Mr. Murray stated the effect of relocating this tree was an uncertainty.

Mr. Galloway stated the Conservation Subdivision Ordinance has not yet been approved. This Ordinance would go to the Board of Commission on Thursday, September 27th. Mr. Galloway stated the Planning Commission will get another ordinance that would allow Conservation Subdivisions in all residential districts as permitted uses. The property as zoned AR-1 could be developed just with the density Pilkenton-Murray, LLC would like to do now without requiring rezoning. If it is rezoned, then the density allowed only 36 houses. The Conservation Ordinance would not allow a private drives. It would allow substantially reduce the requirements of paving public roads. If the intent were to allow private drives, variance authority would have to be approved or amend the ordinance to allow them.

Mr. Murray stated Pilkenton-Murray, LLC was advised that this was the type of development and driveway situation the Board of Commissioners would like to see come into Spalding County. Mr. Murray stated this was one of the main reason this was incorporated into the development. Mr. Murray stated this development should be able to be accommodated in some point or fashion.

Mr. Galloway stated that once the ordinance is adopted, the individual lots in the AR-1 district could be reduced down to 1,500 square feet. In return, the remainder of the property would be dedicated for non-development. There is a lot of flexibility to design your lots and have green space.

Mr. Sabine stated if the Conservation Subdivision is approved for the AR-1 district, Pilkenton-Murray, LLC could withdraw their rezoning application and get a complete refund.

MOTION

Mr. Bryant made a motion to approve application #01-20Z for R-1 classification as requested conditioned to 23 lots, landscape and architecture controls, and Homeowners Association as stated by Mr. Murray. The motion passed on a second by Mr. Browning

with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Ms. Mathiak advised Mr. Murray he will go before the Board of Commissioners on October 25, 2001 at 6:00 p.m.

Application #01-21Z: Ralph Hajosy, Owner – Pilkenton-Murray, LLC, Agent - 25± acres on Aerodrome Way, located in Land Lot 86 of the 2nd Land District – requesting a rezoning from AR-2, Rural Reserve, to R-2, Single Family Residential.

Niles Murray came forward, stated his name, and gave his address as 1400 Maple Drive.

Mr. Murray stated Pilkenton-Murray, LLC is proposing a development which will become Raventree. The development will consist 26 lots on 25.6 acres with 5.1 acres of common space, which is 20% of the proposed development. There will be a Homeowners Association after the development is completed. This development will have a 2,400 linear foot circular street. There will be a 25' buffer maintained along Aerodrome Way. All of the lots will be orientated in toward the circular street; none will face Aerodrome Way. Mr. Murray stated the initial request was for R-2 zoning, but now asking for R-4 zoning.

Mr. Youmans stated a large part of the property surrounding the area is currently zoned R-1. Mr. Youmans asked Mr. Murray why not R-1 instead of R-4.

Mr. Murray stated it was going to be hard enough to R-4, because of the homes proposed for the area are in the \$130,000.00 range. Most of the homes along Aerodrome Way are substantially less than the range proposed, and if more square footage was required, the development may not be as successfully as anticipated.

Mr. Bryant asked what the street width is going to be? Mr. Murray stated it was either 24' or 26', which would be deeded to the County.

Mr. Murray stated the minimum lot size would be 26,250 square feet and range up to 51,500 square feet. The majority of the lots would be 26,000 to 30,000 square feet.

Mr. Sabine stated all front yards would be sodded with a 50' front setback. Mr. Sabine stated at all homes would have a minimum 7:12 roof pitch, which was agreed upon by both parties.

Allen Lyons came forward, stated his name, and gave his address as 257 Aerodrome Way.

Mr. Lyons stated his property is across the street from the development. Mr. Lyons asked how many homes would be located within the subdivision. Mr. Murray stated 26.

Mr. Youmans asked if the additional property being purchased would be included into this proposed development. Mr. Murray stated not at this time. Plans are to sell the 15 acres as 1 tract.

MOTION

Mr. Harris made a motion to approve application #01-21Z as conditioned per staff recommendation. The motion passed on a second by Mr. Browning with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Ms. Mathiak advised Mr. Murray he will go before the Board of Commissioners on October 25, 2001 at 6:00 p.m.

Application #01-22Z: Lawrence and Helen Jump, Owner – 6 acres on Patterson Road, located in Land Lot 88 of the 3rd Land District – requesting a rezoning from R-4, Single Family Residential, to AR-1, Agricultural and Residential.

Lawrence Jump came forward, stated his name, and gave his address as 53 Mobley Road.

Mr. Jump stated he is requesting to rezone from R-4 to AR-1 so he can have horses. There is approximately 5½ acres fenced in for the horses.

Mr. Sabine stated Ms. Peterson has captured the situation appropriately in the staff report. This is an entirely different situation than the recent application in the northeastern part of the county where no recommendation was made. However, given the fact that the zoning in this area is far different than that application, this area is largely zoned AR-1 and would be appropriate to rezone this property back to AR-1. Mr. Sabine stated he did not see any detriment to the surrounding area.

Dennis Duncan came forward, stated his name, and gave his address as 142 Mobley Road.

Mr. Duncan stated he has 9 acres of property just adjacent from Mr. Lawrence's property. Mr. Duncan stated all surrounding property except for 4 houses is agricultural. Mr. Duncan stated he has no objection to this rezoning request.

MOTION

Mr. Browning made a motion to approve application #01-22Z. The motion passed on a second by Mr. Bryant with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Ms. Mathiak advised Mr. Lawrence he will go before the Board of Commissioners on October 25, 2001 at 6:00 p.m.

S/D #01-05I: Hudson Business Park – Brent Scarbrough, Owner – 70.21 acres off Hudson Road, located in Land Lot 212 of the 2nd Land District – 27 lots.

Mr. Sabine stated there is no provision for these types of cul-de-sacs in C-1C zoning. This is the reason a text amendment is before the Board tonight. The development requires an extremely long cul-de-sac. The cul-de-sac is excessive because the Central Georgia Railroad right-of-way cannot be crossed. Mr. Scarbrough and Mr. McCullough would cross if at all possible, but the Railroad has been adamant about not letting them cross particularly given the state of the commuter rail project. The cul-de-sac is a necessity; however, it does not meet County requirements. Mr. Sabine stated a Variance approval would be required. This would be a true hardship due to the railroad not allowing a crossing.

Mark McCullough came forward, stated his name, and gave his address as 229 Larcom Lane.

Mr. McCullough stated he is the agent for Brent Scarbrough. Mr. McCullough stated this is a new type of development and has tried to develop per recommendations of the Planning Commission and Board of Commissioners.

Ms. Mathiak asked Mr. McCullough who would be the tenants of this property. Mr. McCullough stated the purpose of this development is to compliment the new Industrial Park and industrial area that it is located in.

Mr. McCullough stated the development would consist of 2 phases. The first 11 lots will be the first phase. The market will dictate what will be developed on the back of the property. Mr. McCullough stated there will be 11 acre of green space and will have a 25' buffer all the way around the development. Sanitary sewer is available for this project.

Norman Shatzoff passed on speaking.

Ronnie Jordan came forward, stated his name, and gave his address as 495 Futral Road.

Mr. Jordan stated his property borders the southeast side of the development. Mr. Jordan stated he wanted to be reassured that the buffer would be around the development, and how the entrance and exit of the development is going to be.

Shirley Shatzoff came forward, stated her name, and gave her address as 716 Hudson Road.

Ms. Shatzoff stated she has a concern about the buffer and about the traffic. Ms. Shakof stated that with the school and the Industrial Park already there, it is already a problem at Hudson Road and Wilson Road. Ms. Shakof asked when the traffic lights were going to be installed.

Mr. Sabine stated the Georgia Department of Transportation is working with Spalding County. The traffic lights for Wilson Road and Green Valley Road are progressing

ahead, and there is a problem with the one at Rehoboth Road. They will be installed as soon as possible.

Mr. Sabine stated staff is recommending conditional approval based on the plat needs to receive approval from the Public Works Department and consulting County Engineer. Mr. Sabine stated approval and adoption would also be needed on the Text Amendment on the cul-de-sac. A Variance would need approval to allow the cul-de-sac to extend more than 300’.

MOTION

Mr. Browning made a motion to approval preliminary plat S/D #01-05I as conditioned per staff report. The motion passed on a second by Mr. Youmans with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Amendment to UDO #A-01-14: Lift from the table – Appendix A. Subdivision Ordinance – add Article 7. Conservation Subdivisions.

MOTION

Mr. Youmans made a motion to lift Amendment UDO #A-01-14 from the table. The motion passed on a second by Ms. Phillips with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting of the motion.

Mr. Galloway stated from Section 108 to the end of the ordinance is new material. It essentially provides after the preliminary concept plans has been approved, the developer will submit a final plat, which consists of everything in a final form that was submitted on the preliminary plat. The final plat parallels for a Conservation Subdivision that we do right now for a regular subdivision.

Mr. Galloway asked for guidance from the Board on the Design Guidelines for Streets in Conservation Subdivisions. Mr. Galloway stated private drives were not allowed in the Conservation Subdivision presently before the Board. If the Board wishes to add private drives, the Conservation Subdivision would have to be amended.

Mr. Galloway stated private drives and private roads are two different items. Mr. Bryant asked if private drives are subject to the same signage requirements as a street for identification purposes?

Mr. Sabine stated as a matter of rules, for a limited number of private roads in Spalding County, signs are already posted. The signs posted are the same size, composition, and format as regular road signs. Mr. Sabine stated he felt Spalding County would continue to post signs. Mr. Sabine stated the private drives would probably be added to the private road index in some form or fashion. Mr. Sabine stated in the Subdivision Ordinance there is a general prohibition to allow additional private roads. Mr. Sabine stated an amendment would possibly have to be submitted. Mr. Sabine stated rather than

amending the private road section in the Subdivision Ordinance, the Board could define private drives and private roads.

Mr. Galloway stated something would need to be added to the Homeowners Association provision to cover the maintenance of private driveways.

Mr. Galloway stated there are 3 things that remain to be done to complete this ordinance. The provisions requiring the Homeowners Association, discuss the street width in relationship to street designs, and several references to green way that should be green space. Mr. Galloway stated under the street design, he will add a provision for private driveways. Mr. Galloway stated he would recommend the Board limit the number of lots to be served off of the drive.

Mr. Browning stated either 5 or 6 lots would be a good number to allow.

Mr. Galloway stated if the Conservation Subdivision is approved, then amendments would need to be made to the residential districts to allow Conservation Subdivisions in those districts.

MOTION

Mr. Bryant made a motion to approve Amendment to UDO #A-01-14 with changes. The motion passed on a second by Mr. Youmans with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Amendment to UDO #A-01-16: C-1, C-1B, & C-1C Zoning Districts – add provision to allow minimum lot frontage of 50’ for lots abutting the turn around portion of dead end streets (cul-de-sacs).

Mr. Sabine stated the amendment would allow minimum lot frontage of 50’ for lots abutting turn around portion of dead end streets (cul-de-sacs) in the C-1, C-1B, & C-1C.

MOTION

Mr. Bryant made a motion to approval Amendment to UDO #A-01-16. The motion passed on a second by Ms. Phillips with Ray Browning, Delores Phillips, Karen Mathiak, John Youmans, Frank Harris, and Bill Bryant voting for the motion.

Resolution #A-01-01P: Amendment to Comprehensive Land Use Map (consideration of change relative to Minerva Properties/Georgia Highway 155 Corridor.)

Mr. Sabine stated that within the next 6 months the Planning Commission Board would have to re-evaluate the Comprehensive Map, particularly about separating out the rural reserve, the really low-density property from the merely low-density property. The only change made is that the high-density node and buffering medium-density node north of the Towaliga River and Highway 155 Corridor. This is before the Planning Commission tonight now that it is a function of Development of Regional Impact review process; Development of Regional Impact is basically requiring Spalding County, on large

projects that are not in current compliance with the Future Land Use Map to amend the map. In the northeast part of Spalding County, the orange and dark yellow was added.

MOTION

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

ADJOURNMENT

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

Karen Mathiak – Chairman

Cindy L. McDaniel - Recorder