

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
October 12, 2004

The Spalding County Planning Commission held its regular monthly meeting on October 12, 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, Chad Jacobs, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes. Ex-officio Member Bruce Ballard was not present at the meeting.

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.

MOTION

Mr. Browning made a motion to amend the agenda to consider the Text Amendment after the preliminary plat approval. 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 #01-19Z: Lewis Brewer, Jr., Owner – Minerva Properties, L.L.P., Agent – 111.49 acres on Trestle Road, located in Land Lots 247, 248, & 234 of the 3rd Land District – requesting approval of revisions to development plans.

Application #01-19AZ: Quail Creek Land and Timber Company, Owner – Minerva Properties, L.L.P., 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 plans

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

S/D #01-07: Heron Bay Golf and County Club – Minerva Properties, L.L.P., 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 District – 350 lots.

These applications were discussed together and voted separately.

Jane Curtis – Minerva Properties – 2292 Henderson Mill Road – Atlanta, Georgia
Ms. Curtis said this request is for a minor amendment to the existing development plan. Bob Adams Homes is beginning some detail site work on the property and needs to shift

things slightly to accommodate their needs on the lots. A letter was sent showing the old plan along with the new plan so the difference can be assessed. There is a shift in some of the lot lines and in some of the roads. It is the same number of lots.

Community Development Director, Chuck Taylor said the changes are minor and the recommendation is for approval with the same conditions that were in the original development plan. It is necessary to approve the changes to the development plan and then to approve the revised plat.

The conditions are:

A. Zoning by Pod (Pods as defined by Developer's concept plan/conceptual plan):

1. Section AA shall be developed consistent with the requirements of the R-2 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact the development incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.
2. Section BB shall be developed consistent with the requirements of the R-2 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact the development incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.
3. Section CC shall be developed consistent with the requirements of the R-2 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact the development incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.
4. Section DD shall be developed consistent with the requirements of the R-1 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact the development incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.
5. Section EE shall be developed consistent with the requirements of the R-2 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact the development incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.
6. Section FF shall be developed consistent with the requirements of the R-1 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact that development incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.
7. Section GG shall be developed consistent with the requirements of the R-2 zoning district, with the additional conditions prescribed in Section B and C of these conditions; however, notwithstanding, the fact the development

incentives contained within the development ordinance may apply to that pod subject to the satisfaction of those development incentive requirements.

The development incentives referred to in Section A, Nos. 1-7, pertain to development incentives stated within the Planned Development District.

B. General conditions applied to all property within the property subject to this rezoning.

1. All front and side yards shall be sodded. Rear yards abutting open space or the golf course shall be sodded.
2. Architectural shingles shall be required.
3. Cantilevered chimneys are not permitted
4. Exposed concrete foundations shall not be allowed. No concrete block foundations are allowed.
5. Wooden decks shall be painted or stained if they back onto the golf course or open space.
6. Mailboxes shall be coordinated and uniform within neighborhoods.
7. No chain link fencing permitted unless it is vinyl coated.
8. Freestanding dog pens shall not be permitted.
9. Accessory structures shall match the style and materials of the home.
10. Recreational vehicles shall not be stored between the street and the front building line of any home.

C. Sections AA, BB, CC, DD, FF and GG:

Street trees shall be required on both sides of the street. Trees are required at 50-foot intervals. Trees shall be hardwood species, with a minimum 2-inch caliper.

The minimum standard for vinyl use on all siding construction dwellings within the property subject to rezoning shall be the standard of a Georgia Pacific Vision Pro 5-inch width wood grain texture or comparable or higher-grade product. The maximum protrusion for a front entry garage is 10 feet measured from the front wall of the house and the front wall of the garage.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans, to approve Application #01-19Z with all conditions as stated. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans, to approve Application #01-19AZ with all conditions as stated. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans, to approve Application #01-19BZ with all conditions as stated. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

MOTION

Mr. Youmans made a motion, seconded by Ms. Phillips, to approve Preliminary Plat S/D #01-07. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

MINUTES

Mr. Youmans called attention to the motion made regarding Mr. Mobley’s application in the minutes of the September 28, 2004 meeting. The minutes state that Mr. Green both made the motion and seconded it. That needs to be corrected.

Mr. Youmans made a motion to approve the minutes of the September 28, 2004 meeting with this one correction. 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.

Amendment to UDO #A-04-20: Infill Ordinance – add provision in Definitions and in all single family residential districts as permitted use.

Mr. Galloway said he had not been able to complete the revisions that are needed to complete this amendment. He said it would be appropriate to table this until those revisions can be made. It could be discussed in the workshop since it would be premature to approve the amendment.

MOTION

Mr. Browning made a motion to table Amendment to UDO #A-04-20 until the October 26, 2004 meeting. The motion passed on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

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