

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
November 9, 2004

The Spalding County Planning Commission held its regular monthly meeting on November 9, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Delores Phillips, and John Youmans. Ronald Green was not present.

Also present were Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, 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.

Application #04-24Z: E. Marshall Pape, Owner – Off Pinelea Road (32.91 acres located in Land Lot 208 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Marshall Pape – 3260 Turner Road – Williamson, Georgia

Mr. Pape said, after further consideration, he feels the rezoning should be to R-2 with the exception of the property on Dewey Street which he would like at 1,250 SF. There are 7 lots on Dewey. The homes in the Dewey Street area are smaller. He researched Dewey Street and there are 39 dwellings with a 918 SF average. He might have problems selling houses larger than 1,250 SF. He plans the Urban Proximity type development.

Mr. Browning said he agreed that the 1,250 SF houses would be appropriate for Dewey Street. The 1,750 SF on Pinelea would be slightly above what is presently there.

A letter opposing this application was read from Dr. Tommy Hopkins who has a farm in this area. He requested that the minimum size home allowed be 1,750 SF.

Community Development Director, Charles Taylor, said this is an area that is transitioning from a more agricultural to a suburban area. Mr. Mobley rezoned an area south of this location last month. Staff is charged with looking at housing in an area ½ mile in radius and analyzing the house sizes in that area. Houses within that ½ mile are trending to larger sizes. When you look at the houses in the more immediate neighborhood, there is a different trend. The houses on Pinelea are definitely larger, and the houses on Dewey are definitely smaller. You can zone this to R-5 and condition the

houses on Pinelea being a minimum of 1,750 SF. Dewey Street would support houses larger than the 1,250 SF. There are examples of larger homes on Dewey Street.

Senior Planner, Chad Jacobs, said the 1,750 SF for Pinelea would work for the area. As you go west on Dewey Street, the houses tend to get smaller. As you head toward the vacant land, the houses tend to increase in size with some smaller homes interspersed. He displayed pictures of homes in the area.

Discussion was held regarding whether it would be better to zone it R-5 and require a minimum 1,750 SF on Pinelea or to zone it R-2. Mr. Taylor said he felt it was better to zone it R-5 and condition it for the minimum 1,750 SF on Pinelea. Mr. Galloway said it could be conditioned on the plat and zoned by specific lots with legal descriptions.

Mr. Youmans said the R-5 zoning seems to be “popping up” around the city. He preferred the R-2 to “cut it off” and define the boundary.

MOTION

Mr. Browning made a motion to approve Application #04-24Z conditioned on lots 1-16, as identified on the plat, be zoned R-2 with a minimum of 1,750 SF with two-car garages and lots 17-22, having frontage on Dewey Street, be zoned R-5 with a minimum heated floor space of 1,250 SF with two car garages subject to a variance being granted for lot width of lot 22 and length of cul-de-sac street. The motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Application #04-25Z: Freda Cronic, Executor of Last Will and Testament of J. a. Cronic – North Expressway (6.860 acres located in Land Lot 103 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Application #04-25AZ: Freda Cronic, Executor of Last Will and Testament of J. a. Cronic – North Expressway (7.541 acres located in Land Lot 103 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Application #04-25BZ: Freda Cronic, Executor of Last Will and Testament of J. a. Cronic – North Expressway (2.607 acres located in Land Lot 102 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

These applications were heard together and voted separately.

Dick Mullins – 676 Brook Circle

Mr. Mullins said he was speaking on behalf of the Cronics in this application. This application is for the expansion of the Nissan dealership. The property is presently grandfathered for the current use because it has outside storage, which actually requires a C-1B zoning. They plan to build a new Nissan building. They need to get the

appropriate zoning approved. The 2.607 acres presently has four rental houses. Eventually, the rental houses will be removed, but there is no date certain for that change. They do not want to be put under a time frame, because they are presently rented and generating income. The staff supports the rezoning but is recommending the condition that the building be architecturally styled to be consistent with other large automobile dealerships which are constructed mainly of concrete and glass. They, also, recommend that no new modular type buildings be permitted on site. He said this building will be consistent and better looking than most of the dealership buildings. It is not going to be made of concrete and glass. He had a picture of a dealership in Valdosta that represented the type building they intend to put on the site. It consists of glass and aluminum composite material. The intent is to be in the building and operational by February 2006.

Mr. Browning asked if the temporary sales trailers that are presently on the site going to be removed. He asked if the Cronics would have a problem with the removal of those being a part of the approval of this zoning.

Mr. Mullins said he thought the buildings would be removed but was not certain. He did not see any reason that they would have a problem with removing the temporary structure.

Discussion was held regarding the fact that Mr. Cronic had objected to an application from someone in the area that had requested rezoning. He specifically requested a brick façade for that building and it was required because that was what he wanted. The staff made that recommendation as a condition based on what Mr. Cronic had wanted from other owners in the area. It was noted that the proposed building would be considered prefab.

Mr. Taylor said it is his understanding that the rental houses will be removed. They are not anticipating that the houses will be improved or expanded.

Mr. Mullins said he understands the issue regarding the houses, and the Cronics were not available for him to get the answer. By the time he has to appear before the County Commissioners, he will have an opportunity to discuss the intent for the rental houses and will bring that information to the County Commission meeting.

MOTION

Mr. Browning made a motion to approve Application #04-25Z, as requested, with the amendment that the new building will come under final review by the staff to ensure its compliance with the general appearance of what was shown. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

MOTION

Mr. Browning made a motion to approve Application #04-25AZ, as requested, with the

amendment that the new building will come under final review by the staff to ensure its compliance with the general appearance of what was shown and that the temporary structures, the trailers that are in use on the lot, are removed as soon as the new building is constructed and occupied. The motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

MOTION

Mr. Youmans made a motion, seconded by Ms. Phillips, to approve Application #04-25BZ with the condition that the new building will come under final review by the staff to ensure its compliance with the general appearance of what was shown and that the temporary structures, the trailers that are in use on the lot, are removed as soon as the new building is constructed and occupied. The motion passed with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Application #04-26Z: John T. Bolton, Owner – 300 School Road (2.91 acres located in Land Lot 86 of the 3rd Land District) – requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to R-2A, Single Family and Two Family Residential.

Richard L. Mullins – 676 Brook Circle

Mr. Mullins called attention to the plat outlining the division of the lot. He said they would like to have in zoned to R-2A so they can put two houses on the property. There is one house on the property, and they want to build an additional house. The other house would be on a 1.91-acre tract with 135' of frontage. He wants to build a 1,400 SF house. There are 8 houses larger than 1,400 SF in the area and 13 smaller than 1,400 SF. The lot abuts the duplex development that Mr. Short built on Hill Pine and Magnolia. There are duplexes with 1,700 to 1,800 SF, which means they are 800 to 900 SF of living area in each unit. The staff recommendation is for zoning that would require 1,750 SF. Due to the houses in the area, this is too large and not in keeping with what is presently there.

Mr. Browning said he feels a 1,500 SF home would be appropriate. He noted that the plan shows the house 125' off the road, and he feels this would make the house behind the houses in the area. It needs to be aligned with the houses that are on the road so that it would blend in with the neighborhood. There is not a need to have the house sit that far off the road.

Mr. Bolton said it is because the septic tank has to go in the back yard and the house needs to be closer to the septic tank.

Community Development Director, Charles Taylor, said in looking at the ½ mile area the house sizes are greater. Mr. Jacobs has a report.

Senior Planner, Chad Jacobs, said that looking at the ½ mile radius, the average house size is at 1,548 SF. They recommend the 1,750 SF house size. He showed pictures of the houses in the area. The homes in the immediate area are smaller.

Mr. Taylor said they do not recommend the R-2A zoning, because it would set a precedent.

MOTION

Mr. Youmans made a motion to approve Application #04-26Z for R-4 zoning with 1,500 SF heated. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Application #04-04X: Lift from the table – Annexation Request form Mickey Jones – 18.26 acres between Sweetbriar Lane and Cedardale Drive located in Land Lot 151 of the 32nd Land District.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans to lift application #04-04X from the table. The motion passed with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Mickey Jones – 1952 Honeybee Creek Drive

Mr. Jones said he is requesting this annexation so he can get 1/2 –acre lots to finish this development and have it compatible with the rest of the development. This is the last portion of the development on the property that he owns.

Community Development Director, Chuck Taylor, said annexing this property will allow Mr. Jones to develop this land sooner that if he has to go through the rezoning a special exception process with the county.

Mr. Ed Beall, Community Development Director, with the City of Griffin, was present and stated that the City has no objection to the annexation.

MOTION

Mr. Browning made a motion, seconded by Mr. Youmans, to approve Application #04-04X. The motion passed with Mr. Browning, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

MINUTES

Mr. Youmans made a motion to approve the minutes of the October 26, 2004 meeting. The motion passed on a second by Mr. Browning with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Mr. Beall introduced Mr. Frederic Gardner who is the new City of Griffin Developmental Director.

MOTION

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

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder