

**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**November 11, 2003**

The Spalding County Planning Commission held its regular monthly meeting on November 11, 2003 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Ray Browning, Chairman, presiding, Ronald Green, Karen Mathiak, Delores Phillips, and John Youmans.

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

Mr. Browning called the meeting to order, introduced the members of the Planning Commission, and invited those present that wanted to address the Board regarding any matter to sign in on the appropriate form.

**MINUTES**

Ms. Mathiak made a motion to approve the minutes of the October 28, 2003 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.

**Application #01-19Z:** Lewis Brewer, Jr., Owner – Minerva Properties, LLP, Agent – 111.49 acres on Trestle Road, located in Land Lots 247, 248 & 234 of the 3<sup>rd</sup> Land District – requesting approval of revisions to development plans.

**Application #01-19AZ:** Quail Creek Land & Timber Company, Owner – Minerva Properties, LLP, Agent – 3 acres, more or less, on Johnson Road Extension, located in Land Lot 145 of the 2<sup>nd</sup> Land District – requesting approval of revisions to development plans.

**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 2<sup>nd</sup> Land District – requesting approval of revisions to development plans.

Mr. Davison was expected but had not arrived to address the board and it was decided to move these three applications to a later time in the meeting.

**MOTION**

Ms. Mathiak made a motion to move Applications #01-19Z, #01-19AZ and #01-19BZ to the end of the agenda. 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.

**#S/D 01-07:** Heron Bay Golf & Country Club – Minerva Properties, LLC, Owner – 210.17 acres on Trestle Road located in Land Lot 145 of the 2<sup>nd</sup> Land District and 247 of the 3<sup>rd</sup> Land District – 328 lots.

Mr. Davison arrived at this time, and he proceeded to discuss this application.

Brian Davison – 2292 Henderson Mill Road – Atlanta, Georgia

Mr. Davison said this application is to request a change so they can develop larger and fewer lots and have more green space. The market has surprised them with the customers wanting houses in the \$300,000 to \$800,000 price range. The initial plan was to offer that price range in only a few select areas. Some of the Spalding County sites will still have neighborhoods with smaller cluster/patio homes. The golf course homes will be targeting 50 and older age segment. This group is looking as if it will be younger at perhaps 45 and older. They are targeting the western portion of the property for the larger homes. There is a group of custom builders ready to begin building if this is approved. The bulk of the homes will be \$400,000 to \$600,000 with a few at \$300,000. Some may go even as high as one million.

Mr. Taylor said the department had reviewed the revised plat and was satisfied with the changes.

Discussion was held regarding details of the houses and how the development is changing due to demand from the prospective buyers.

Mr. Galloway said it was going to be necessary to approve Applications #01-19Z, #01-19AZ and #01-19BZ before approving S/D 01-07.

**MOTION**

Ms. Mathiak made a motion to move Applications #01-19Z, #01-19AZ and #01-19BZ to the designation as shown on the original agenda. 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.

Votes were as follows:

**MOTION**

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

**MOTION**

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

**MOTION**

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

**MOTION**

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

**S/D #03-07:** The Highlands – Harp-Jones Development, Owner – 101.186 acres on Westmoreland Road located in Land Lot 36 of the 3<sup>rd</sup> Land District – 99 lots.

Tom Hardy – Omni Consulting Services – 665 Highway 74 South – Suite 125 Peachtree City, Georgia.

Mr. Hardy discussed the preliminary plat for The Highlands. The rezoning was approved for 99 lots earlier in the year and a rather detailed design was presented at that time. In August, they presented a concept plan and this is now the preliminary plat they would like to have approved. He has gone over the plan with Mr. Taylor.

Mr. Taylor said the staff had reviewed the plat and made suggestions for some changes that they have addressed with this plat. The Staff had suggested tabling this application pending the changes requested. Some of the changes have been made, but if the Commission wants to approve, he would suggest some conditions of the approval. The street names need to be approved by 911. Additional recommendation is that the playground equipment and area meet the county’s playground standards that were recently adopted. The public works department needs to review the street profile. Additionally, the recommendation is to have the staff review and approval following items when the construction plan is submitted:

In the common area that has been cut for timber, landscaping should consist of hardwood trees such as Oaks and Maples. You should stay away from pines because they are notorious for losing limb.

When designing the detention pond area, consult with staff on how to create a safe and attractive detention area.

The preliminary plat submittal should include plans for the development of the greenspace/common space areas, including depiction of playground equipment and proposed structures.

The large area in the center of the subdivision design should be developed with landscaping and play areas to encourage the use of this area as a congregating area for the home owners.

The Planning Commission reviewed the plat and determined it would be appropriate to approve the plat with the condition that the staff would review again and make certain the changes had been made.

**MOTION**

Ms. Mathiak made a motion to approve S/D #03-07 conditioned on the names of the streets being approved by 911, the playground area and equipment meeting the standards of the county recently adopted, the public works approving the streets, and the staff approving the following:

In the common area that has been cut for timber, landscaping should consist of hardwood trees such as Oaks and Maples. You should stay away from pines because they are notorious for losing limb.

When designing the detention pond area, consult with staff on how to create a safe and attractive detention area.

The preliminary plat submittal should include plans for the development of the greenspace/common space areas, including depiction of playground equipment and proposed structures.

The large area in the center of the subdivision design should be developed with landscaping and play areas to encourage the use of this area as a congregating area for the home owners.

The motion passed on a second by Mr. Youmans Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

**Amendment to UDO #A-03-33:** Appendix A. Subdivision Ordinance – Section 408:A(4) – amend additional charge of the final plat fee.

Mr. Browning said he feels this amendment is appropriate and should be approved.

**MOTION**

Ms. Phillips made a motion to approve Amendment to UDO #A-03-33. 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.

**MOTION**

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

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Ray Browning – Chairman

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Yvonne M. Langford - Recorder