

SPALDING COUNTY PLANNING COMMISSION

Minutes

December 10, 2002

The Spalding County Planning Commission held its regular meeting on December 10, 2002 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Delores Phillips, Ray Browning, John Youmans, and Frank Harris. Bill Bryant was not present at the meeting.

Also present were Community Development Director Charles Taylor, Zoning Attorney Newton Galloway, Senior Planner Lee Craig, and Cindy McDaniel to record the minutes.

Ms. Mathiak called the meeting to order and introduced the members of the Planning Commission.

MINUTES

Mr. Browning made a motion to approve the minutes of the November 26, 2002 meeting. The motion passed on a second by Mr. Youmans with Karen Mathiak, Ray Browning, and John Youmans voting for the motion, and Delores Phillips abstaining since she was not present.

Application #02-26Z: Lift from the table - John T. Bolton, Owner – Greg Pruitt Construction Company, Agent – 64.8 acres, more or less, off Wilder Way (Stanfield West Subdivision Phase V) located in Land Lot(s) 12 and 21 of the 2nd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

MOTION

Mr. Browning made a motion to lift from the table application #02-26Z. The motion passed on a second by Ms. Phillips with Karen Mathiak, Delores Phillips, Ray Browning, and John Youmans voting for the motion.

Greg Pruitt came forward, gave his name, and address as 55 Partridge Path, Griffin, Georgia.

Mr. Pruitt stated he is requesting a rezoning to R-5 with 1,250 minimum heated square feet on the 5th Phase of Stanfield West. Mr. Pruitt stated there will have to be some changes made on the design before submittal for preliminary plat approval. Trees will be planted on the north and east side of the property. Mr. Pruitt stated he will have open ditches, and will be asking for 100-foot wide lots instead of 150 foot at the Board of Commissioners meeting. The front yards will be sodded with 2 to 3 trees. On the cul-de-sac, the size of the lots will have to be increased due to bad soils. The back part of the property will be heavily wooded between this development and the property behind

this development. The original design shows 44 lots, but he does not foresee this happening. Mr. Pruitt stated he would like to keep around 38 to 40 lots. Mr. Pruitt stated he will plant vegetation on the side where there is no buffer. Mr. Pruitt stated the homes would have 2 car garages, and will try to have bonus room in all the houses. Most of the homes will have from 400 to 700 feet in the bonus rooms. The homes would have the availability of heated space to well over 1,800 feet. All phases of the development have a minimum heated square footage of 1,250. Mr. Pruitt stated he felt this would be a very nice development.

MOTION

Mr. Browning made a motion to approve application #02-26Z conditioned to: 1) 1,250 minimum square feet heated area; 2) 2-car garage; 3) open ditch low profile ditches; 4) sodded front yard from the front of the house to the road; 5) 50' front yard setback; 6) buffer on north and east side of the property; 7) 2 to 3 trees per lot as appropriate; and 8) greenspace on final plat on west and north side of property. The motion passed on a second by Ms. Phillips with Karen Mathiak, Delores Phillips, Ray Browning, John Youmans and Frank Harris voting for the motion.

Mr. Pruitt was advised that the Board of Commissioners will hear this application on January 23, 2003 for final consideration.

Application #02-31Z: David Fries, Owner – Wayne Reeves, Agent – Fayetteville Highway (12.128 acres located in Land Lot(s) 81 and 112 of the 4th Land District) – requesting a rezoning from C-1, Highway Commercial, R-2, Single Family Residential, and AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

Wayne Reeves came forward, gave his name, and address as 1325 Everee Inn Road, Griffin.

Mr. Reeves stated he is hoping the property will be rezoned so he can have a small car lot on the property. Mr. Reeves turned in a petition of surrounding property owners (see attached). Mr. Reeves stated he has always had a dream to have his own car lot. The building on the property has been used for a grocery store and a beauty shop. Mr. Reeves showed the Planning Commission some pictures of the property.

Charles Fisher came forward, gave his name, and address as 1451 Birdie Road.

Mr. Fisher stated he was in favor of the rezoning of this property.

Belva Fisher came forward, gave his name, and address as 1451 Birdie Road.

Ms. Fisher stated she is in favor of the rezoning, and feels it would be good for the community.

Michelle Reeves came forward, gave her name, and address as 1325 Everee Inn Road.

Ms. Reeves stated she hopes the rezoning is approved for this property. Ms. Reeves stated her husband has been in the car business for 20 years, and has always had a dream to have his own business.

Mr. Taylor stated staff recommends denial of the rezoning of this property. Mr. Taylor stated the Land Use Map shows this property as residential. Mr. Taylor stated the site would be appropriate for a small store, not a heavy type of commercial use.

Mr. Youmans and Mr. Browning agreed with the staff that this type of activity is not good for this area.

Mark Montgomery came forward, gave his name, and address as 130 Williamson Drive, Fayetteville.

Mr. Montgomery asked the Planning Commission if the Board was ruling out rezoning any of the property.

Mr. Browning stated he was against the rezoning of any of the property especially the larger tract on the rear.

David Fries came forward, gave his name, and address as HC 65 Box 513, Dunlap, Tennessee.

Mr. Fries stated he is the current owner of Vining Stones, as well the property. Mr. Fries asked what type of zoning would allow a stone yard today.

Mr. Galloway stated C-1B zoning would be needed for a stone yard.

Ms. Phillips asked Mr. Taylor to read what uses are permitted in the C-1B.

MOTION

Mr. Youmans made a motion to deny Application 02-31Z. The motion passed on a second by Mr. Browning with Karen Mathiak, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Mr. Reeves was advised that the Board of Commissioners will hear this application on January 23, 2003 for final consideration.

Application #02-34Z: J. F. Bruner, Owner – Steve Massengale, Agent – Wildwood Road (45 acres, more or less, located in Land Lot(s) 11 and 12 of the 3rd Land District) –

requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.

Applicant requested his application be tabled until the January 28, 2003 meeting.

MOTION

Mr. Browning made a motion to table Application 02-34Z. The motion passed on a second by Mr. Youmans with Karen Mathiak, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

OTHER BUSINESS:

Mr. Browning stated it has been brought to his attention that when the sizes of the zoning classifications Spalding County has now, there were parcels throughout the County, in several categories, that were zoned already, ex. R-1, R-2, and R-4. Somehow in Spalding County's effort to follow through on this, Spalding County left out the grandfather provision on some of the classifications. There is a grandfather provision for R-1, R-2, and AR-1, but there is no grandfather provision for R-4. The current minimum square footage for R-4 is 1,500. Spalding County has lots of record that are neighborhoods with 1,200 and 1,300 square foot houses that are zoned R-4. Now Spalding County is asking someone to build 1,500 square foot house in a 1,200 or 1,300 square foot neighborhood. Mr. Browning stated when this Board had this discussion, the Board intended for all the categories to have the grandfather clause in it. If the minutes are re-read, it should show that no zoning classification was purposely left out.

Mr. Browning stated he would like for all the zoning categories to be reviewed, and if there is any grandfather need, Spalding County should enact that provision until Spalding County can revamp the whole UDO.

MOTION

On a motion by Mr. Browning and a second by Ms. Phillips approval was given to adjourn the meeting with Karen Mathiak, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Karen Mathiak – Chairman

Cindy L. McDaniel - Recorder