

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
December 14, 2004

The Spalding County Planning Commission held its regular monthly meeting on December 14, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Ronnie Green, Delores Phillips, and John Youmans.

Also present were Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, 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 #04-28Z: Cynthia M. Hoffman, Owner – 3320 North Expressway (0.862 acres located in Land Lot 105 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Dick Mullins – 676 Brook Circle

Mr. Mullins said he is representing Ms. Hoffman. This property is located south of Kenny's Collision on the Northeast Expressway. All the property is basically being used as if it is C-1B even though it is C-1. Keith Kenny's property is zoned C-1 but is used C-1B because it is "grandfathered". This property apparently was "grandfathered", but in a sale that took place with the property, property was not being used with outside storage apparently lost it "grandfather" status. Mr. Hoffman sells RV's and finances RV's. He has been in operation for almost a year thinking that everything was appropriate and has now found that the operation of his business with the outside storage is not in compliance with the C-1 zoning. He needs to have the property rezoned to C-1B to continue his present operation. The staff recommendation in their report is for conditional approval. The condition is for them to limit the inventory to allow sufficient parking for the customers. The recommendation is for 1 parking space for every 200 square feet of floor area. The building has 3000 SF with only 1300 SF for office and the balance in a shop area. The owner does not think he needs 13 to 15 parking spaces for customers when he only has four employees and no more than two or three customers at a time. They strongly request the application be approved so Mr. Hoffman can stay in business and it will be consistent with everything along the highway. They would like to be required to

only have 6 to 8 parking spaces. The suggestion is that the number of parking spaces be tied to the office square footage rather than the square footage of the entire building.

Community Development Director, Chuck Taylor, said the staff recommendation is for conditional approval. The condition is as follows:

Limit inventory in order to allow for sufficient parking for customers. Parking should be provided at one (1) space per two hundred (200) square feet of gross floor area. If office space is expanded, the parking space would be expanded.

Mr. Taylor said the staff did consider the office size, but staff has to look at the fact that usages change over time and they are looking out for the future. His recommendation is that the wording should be that the zoning is conditioned on parking being provided at one for every 200 SF of office space but should retail or office space be expanded beyond the 1300 SF that the inventory in the parking lot shall be reduced proportionately so that the ratio of one space for every 200 SF is maintained.

MOTION

Mr. Youmans made a motion to approve Application #04-28Z conditioned on parking spaces for every 200 SF of used office space. 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.

S/D #04-10: Dickson Hill – Rodney L. Dickson and Sonia C. Dickson, Owners – Corner of Highway 16 West and Hickory Hill Road located in Land Lots 11 and 22 of the 1st Land District – 5 lots.

Rodney Dickson – Fayetteville, Georgia

Mr. Dickson said they want to divide this property into 5 lots which will be a minimum of three acres. Two of the lots will have county water. three lots will have wells and all will have septic systems. The houses will be a minimum of 1500 SF with the anticipation that they will be 1700 SF. There has been some interest in larger homes up to 3500 SF.

Community Development Director, Charles Taylor, said the recommendation is for approval. The property lines are unique but they meet the county standards as does the plat.

MOTION

Mr. Browning made a motion, seconded by Ms. Phillips, to approve S/D #04-10. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

S/D #04-11: South Walkers Mill Estates – Alan R. Mobley, Owner – 106.9 acres off South Walkers Mill Road located in Land Lots 11 and 22 of the 2nd Land District – 69 lots.

Alan Mobley – 262 Mobley Road

Mr. Mobley said nothing has changed since the last time he was present except that they have turned lots 1 and 2 to face the interior road.

Community Development Director, Charles Taylor, said they have not received a positive response from the fire department and the recommendation is for approval conditioned on the Fire Department approval.

Mr. Browning asked if Mr. Mobley would like to make any comments to the people in attendance that are interested in this project.

Mr. Mobley said this subdivision is going to be very similar to Emerald Forest. It will have one-acre lots with adequate green space. This subdivision has more green space than the one on Highway 155 because new rules are in place. The base price range on the houses will be in the mid \$160's with the majority of the homes exceeding \$170,000. This is a huge step for Spalding County because five years ago this tract would have been developed with 1250 SF houses and no green space.

MOTION

Mr. Browning made a motion to approve S/D#04-11 conditioned on acceptance by the Fire Department. 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 #04-12: The Meadows – Alan R. Mobley, Owner – 91.14 acres off East Maddox Road located in Land Lot 201 of the 2nd Land District – 65 lots

Alan Mobley – 262 Mobley Road

Mr. Mobley said they met with some of the homeowners in the area. They wanted to create a green space that would buffer the existing house so there will be a 50' green space that will be owned by the homeowner's association. They increased the size of lot 47 to accommodate all the setbacks on the existing house. They still have 51 acres of green space with 65 lots which includes the existing house. 78 lots would have been allowed but there are fewer lots to keep the lot value up. The covenants and the rules for the home owner's association will be submitted with the final plat.

The target sales price of the lots will be \$65,000 with most of the houses selling for over \$300,000 with no houses selling for less than \$250,000. The requirement will be for 2000 SF of heated space on the one level homes and 2500 SF on the two level homes.

Ms. Mathiak said Cary Grubbs was present and had advised before the meeting that there had been meetings with Mr. Mobley regarding the covenants. The Planning Commission has no authority regarding the covenants but would give Mr. Grubbs the opportunity to say whatever he would like.

Cary Grubbs – 897 East Maddox Road

Mr. Grubbs said he appreciated Mr. Mobley who has been very accommodating to the residents in the area. He has listened to their recommendations regarding the covenants. He had a copy of the covenants and left a copy for the Planning Commission. Some of the main points have already been addressed. They have agreed to let the attorneys work together to draft the language that will “travel” with the plat. There are still some issues of concern. This development will dramatically change the nature of the area and their interest is to protect the property values.

Community Development Director, Charles Taylor, said the staff recommendation is for approval conditioned on the approval of the Fire Department.

MOTION

Ms. Phillips made a motion, seconded by Mr. Green, to approve S/D #04-12 conditioned on approval of the Fire Department. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Amendment to UDO #A-04-21: Development Standards – add provision to allow private driveways in the AR-1, AR-2, R-2, R-1A and R-2 Districts.

Mr. Taylor said this amendment is to address the issue regarding lots that do not meet the frontage requirements in the county. This will allow for up to five lots to be created off of a private driveway on lots that do not meet the frontage requirements.

MOTION

Mr. Green made a motion to approve Amendment to UDO #A-04-21. The motion passed on a second by Mr. Browning with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Amendment to UDO #A-04-22: Development Standards – add provision to allow for the re-division of previously combined lots of record in platted subdivisions.

Mr. Taylor said this amendment is to allow the re-division of lots that have been combined in subdivisions when homeowners purchased more than one lot and had the lots combined. There is one thing that was not included that he would like to have included. He would like for the setback requirements to be required particularly on the side yard setbacks.

MOTION

Ms. Phillips made a motion to approve Amendment to UDO #A-04-22 with the setback requirements included. 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.

MINUTES

Mr. Browning made a motion to approve the minutes of the November 9, 2004 meeting. The motion passed on a second by Ms. Phillips with Mr. Browning, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion and Mr. Green abstaining because he was not present.

MOTION

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

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder