

BOARD OF COMMISSIONERS
SPALDING COUNTY, GEORGIA
TEXT AMENDMENT COVER PAGE

Ordinance No: Amendment to UDO Article 22C: MV Mill Village Overlay
District

Planning Commission: March 30, 2021

First Reading: April 22, 2021

Second Reading (adopted and approved): May 3, 2021

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on April 22, 2021 pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia desires to foster and promote the preservation and redevelopment of residential properties clustered around the industrial sites of formerly existing textile mills;

WHEREAS, such areas were known as the “Mill Villages” which provided housing for the employees of the textile manufacturing facilities located in and around the City of Griffin, Georgia, but located in the unincorporated areas of Spalding County;

WHEREAS, the residents of the Mill Villages contributed to the economic development of Spalding County during the 19th and 20th Centuries;

WHEREAS, the preservation and redevelopment of the Mill Villages will also facilitate the development of affordable housing and encourage home ownership and improve the aesthetics and quality of development located therein;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County

Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1. The following provisions shall be added to the Zoning Ordinance of Spalding County to be appear as: Article 22C "Mill Village District Overlay (MV):"

ARTICLE 22C

MILL VILLAGE DISTRICT OVERLAY (MV)

Section 2201C. Purpose.

The purpose of the Mill Village District Overlay (MV) is to preserve the unique character and heritage of the residential areas of Spalding County that were previously located nearby to sites of former textile mills. Houses within the vicinities of the many textile mills located in Griffin and Spalding County were constructed to provide housing for employees of the nearby textile mill. Textile mills operating in Griffin and Spalding County during the late 19th and 20th centuries were the driving force of the economic and industrial development of Griffin and Spalding County.

These residential areas, known as Mill Villages, constituted unique neighborhoods generally located around the specific textile mill where the residents were employed. Houses in the Mill Village were constructed with a consistent architectural style and character, providing housing for either one or two families in a single structure. The unique character of the Mill Village was created by a streetscape of repetitive massing, construction, and design of homes with several different housing styles. The repetition of house forms and architectural design, at a neighborhood scale, created the unique character of the Mill Villages in Griffin and Spalding County.

The redevelopment and preservation of the architectural character and integrity of the Mill Villages will improve the aesthetics of the residential area, promote affordable home ownership and preserve the history of and recognize the contribution of the textile mill employees who were residents of the Mill Village to the economic development of Griffin and Spalding County. The Mill Village District Overlay will:

- a. Guide revitalization of the neighborhood;
- b. Protect and preserve the elements which provide the distinctive character and setting of the Mill Village; and
- c. Plan for new single-family residential infill construction that is compatible and complementary to the character of the existing neighborhood.

Section 2202C. Identification of property located within the MV overlay zone.

The geographic areas which are located within the MV District Overlay are depicted on the official MV District Overlay Map, which is incorporated herein by reference, as if fully set forth. The MV District Overlay Map is also adopted as part of the Official Zoning Map of Spalding County, Spalding County Zoning Ordinance, Article 23.

Section 2203C. Permitted uses.

A. The following principal uses are permitted in the MV District Overlay:

1. Conventionally constructed single family dwelling of at least 1000 heated square feet that meets the residential construction standards set forth in Section 2204C.

B. The following principal uses are permitted as special exceptions in the MV District Overlay:

1. Any Permitted Use identified in Article 13 C-1A Neighborhood Commercial District Section 1303(A)-(E).

Section 2204C. Residential construction standards.

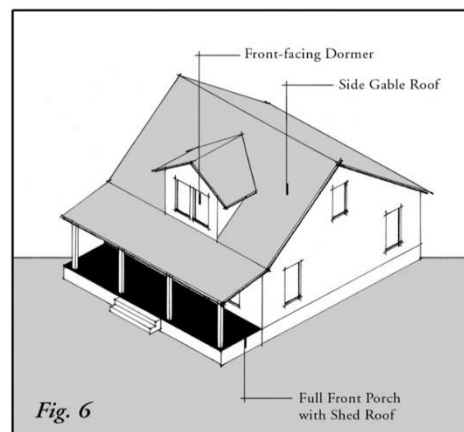
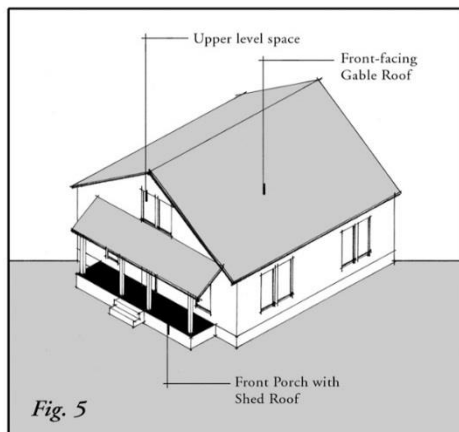
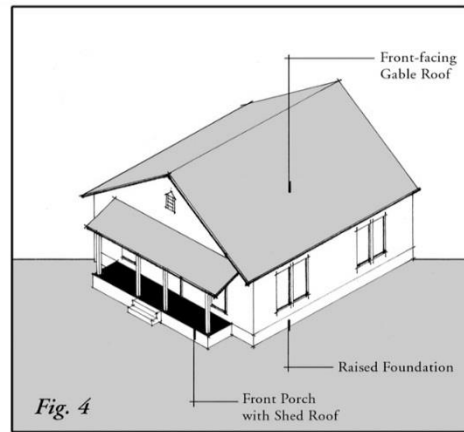
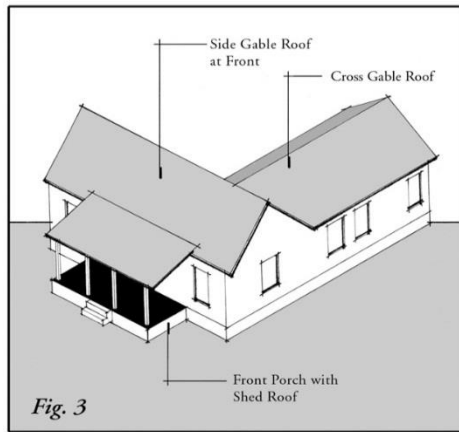
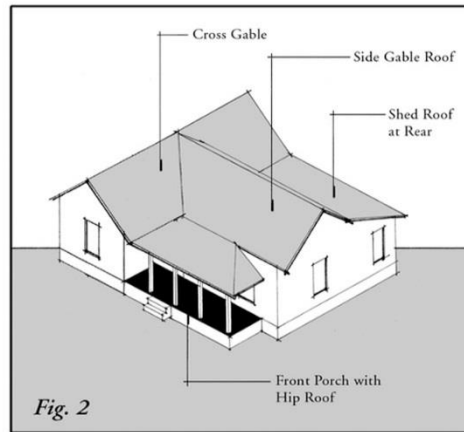
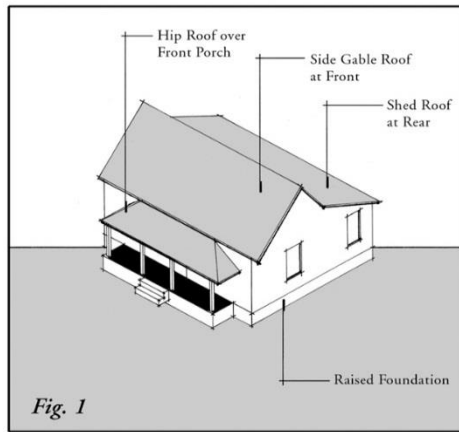
All new residential construction, structures, additions, or alterations within the MV District Overlay shall comply with the following standards:

A. *House Construction/Design.* The following architectural design or construction elements must be maintained:

1. Elevated slab or pier foundation;
2. Lap siding;
3. Window casings;
4. Open front porch (minimum 6' deep with shed or hip roof)
5. Raised panel door; and
6. 8 x 12 – 12 x 12 Roof Pitch.

The architectural design of any new dwelling constructed in the Mill Village District Overlay shall substantially comply with the housing depicted in Table MV-1, Mill Village Building Forms.

Table MV-1



Mill Village Building Forms

B. *Street or Block Characteristics.* Any new construction or addition to an existing dwelling must be consistent with existing structures on the street or block with regard to:

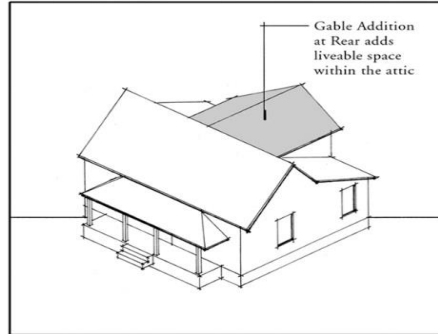
1. Consistent front setback;
2. Consistent side setback and distance between houses; and
3. Identified Mill Village house architectural style.

C. *Additions to Existing Structures.* Additions shall be limited to the rear or side of the principal structure or existing attic space may be altered to create habitable space, subject to the following requirements:

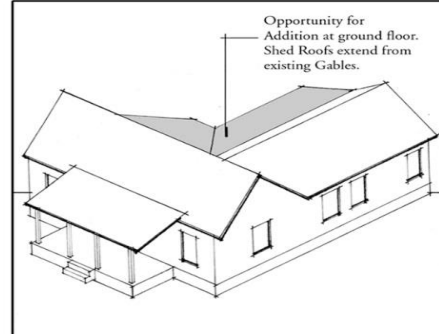
1. Side additions shall be recessed 1/4 of the width from the front façade of the principal structure and constructed out of the same materials;
2. Rear additions may encroach up to 15 ft. into the rear setback provided that in no case can the addition be closer than 10 feet from the property line; and
3. Attic alterations shall not change the overall height of the principal structure and shall not change the exiting pitch of the primary roof.

The architectural design of any addition or alteration of any existing structure in the MV District overlay shall substantially comply with the additions or alterations depicted in Table MV-2, Recommendations for Additions, Mill Village Building Forms.

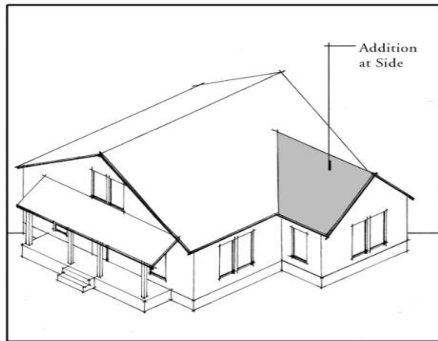
Table MV-2



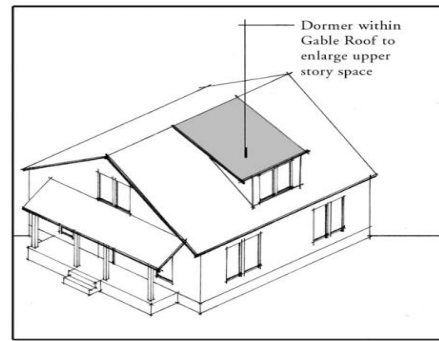
Add Gable Dormer at Rear



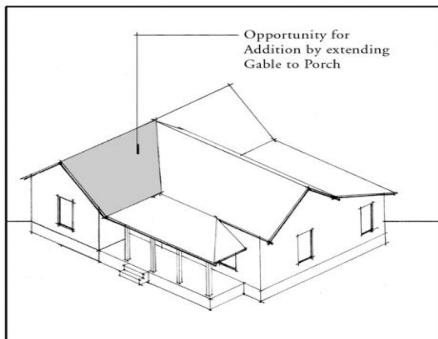
Increase Building Footprint



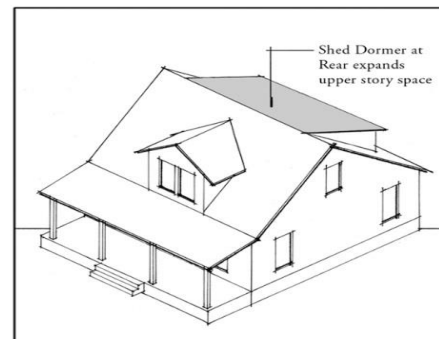
Addition Set Back at Side



Add Upper Level Dormers



Extend Gable to Front



Add Shed Dormer at Rear

Recommendations for Additions Mill Village Building Forms

D. *Exterior Wall Coverings.* If siding is to be repaired or replaced, the replacement siding shall be consistent with the original siding, scale and direction. Wood clapboard siding is preferred; however, cementitious, vinyl, or other horizontal sheet siding is permitted provided:

1. The siding mimics the appearance of wood grain lap siding; and
2. Window trim, corner boards, and fascia are left in place or replaced with new material consistent with the original materials.

E. *Porches:*

1. Front porches shall not be enclosed with screen, glass, or other material;
2. Porches should have shed or hip roofs compatible with the surrounding structures;
3. Porches greater than 18 inches high should use wood or wrought iron rails, or materials with similar appearance; and
4. New decks and screened in or otherwise enclosed porches are permitted provided they are located to the rear of the structure and screened from the street view.

F. *Mechanical Systems.* Mechanical systems where practical should be located out-of-sight from public rights-of-way or screened with shrubs or fencing. For the purposes of this subsection, “mechanical systems” shall be defined to include, but not be limited to:

1. conditioning and heating condensers;
2. Window units, or other exterior units;
3. Exterior staircases with access to second or third story apartments;
4. Satellite dishes;
5. Solar collectors; and
6. Electric and gas meters.

G. *Parking and Driveways.*

1. Parking areas should be located at the side or rear of the house when practical;
2. Parking and driveway areas shall be clearly distinguished from other parts of the yard and should be constructed of an impervious surface.

- H. *Sanitary and Waste Refuse.* Sanitary and waste refuse storage and collection facilities on the lot must be placed at the side or rear of the property and shall be appropriately screened from street view.

Section 2205C. Conflicts with Existing Zoning

In the event of a conflict between the requirements of the MV District Overlay and any other provision of the Spalding County Zoning Ordinance, the requirements of the MV District Overlay shall control.

Section 2: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 3: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.