

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 044C 01003) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Low Density Residential B (LDR-B) to Planned Residential Development (PRD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Geosam Capital US (Georgia) LLC
Owner: Geosam Capital US (Georgia) LLC
Properties: Spalding County Tax Parcel 044C 01003, (99.73 +/- acres) located on Maddox Road

Conditions:

1. A home owners association shall be created which will include but not be limited to the maintenance of all open space, park areas and neighborhood amenities.
2. A landscape plan for all the park areas shall be submitted to and approved by Planning and Development subject to the following design minimums:
 - i. Large Park Area
 1. 10 Canopy Trees – 2” caliper
 2. 10 Underbrush Trees – 2” caliper
 3. Playground shall have a sod border. Playground will have a border and mulch layer.
 4. Pavilion shall have a pine straw and bush border.
 5. 4 Benches that shall have a stylistic trash can and a pine straw and bush area behind the bench.
 6. Site will be irrigated.
 - ii. Dog Park
 1. 2 Canopy trees – 2” caliper
 2. Stylistic Trashcan with pine straw border
 3. Fenced in area
 - iii. Pocket Parks
 1. 1 Canopy Tree – 2” caliper
 2. Stylistic Trashcan with pine straw border
 - iv. CBU Mailboxes
 1. All CBUs will have a pine straw and shrub border along the back and sides of the boxes.

In regards to the second part of condition number 2 we would like it to read that all amenities must be installed prior to the issuance of the 80th CO.

3. The minimum heated square footage for all single-family residential dwellings will be 1,800 square feet.
4. All builders will submit house elevation designs for approval by Planning & Development prior to building permit application for compliance against designs submitted with this application.
5. Stone Column(s) at each entrance to the community stating the name.
6. Minimum front setback must meet or exceed 20 feet. No two lots directly next to each other can have the same front setback.
7. Overhangs required.
8. No same home plans directly across/adjacent from each other.
9. Each home plan must have multiple color schemes and cannot be the same as an adjacent lot.
10. 100% of the homes must have at least 3 foot water table on front side of the home in addition to the 50% brick, stone or shake accent requirement in Section 605F.1(b).
11. Each home must have 1 street tree minimum 2" caliper planted before Certificate of Occupancy is issued.
12. Development will be serviced by three separate egress/ingress points.
13. Development will be serviced by CBU mail boxes in multiple locations.
14. Development will include a walking trail with pervious surfaces in all-natural areas that connects to the sidewalk system in the development.
15. All homes shall have a two-car garage except for single story condo that may be permitted to have 1 car garage.
16. Neighborhood will be priced according to market and shall not have any subsidized restrictions imposed/allowed.
17. Meet all other City of Griffin Architectural standards.
18. No single-family lot shall be below 1/3 of an acre.
19. A rental restriction shall be place on the property where in the only instance a dwelling can be rented is through a hardship provision and a homeowner has it approved by the HOA.
20. The buffer along the outside of the property shall be owned and maintained by the HOA and will not be included on any homeowner land.
21. A traffic study must be performed prior to the issuance of the LDP.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing: Tuesday, August 3, 2021 and Reading: Tuesday, August 24, 2021