

# DRAFT

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, February 28, 2006

The Planning & Zoning Commission met in a regular public hearing on Tuesday, February 28, 2006 at 7:00 p.m. In attendance were Commission Vice Chairman Andre Holland; Commissioner Janet Heilman; Commissioner Kurt Kraft; City Manager; Robert Zellner; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Commissioners Susan George and Brenda Gray were absent with notification. There were approximately five (5) members of the public in attendance.

City Manager; Robert Zellner conducted the swearing in ceremony for Vice-Chairman Andre Holland and Commissioner Janet Heilman.

Vice Chairman Holland called the meeting to order at 7:00 p.m. Peele read the agenda to be followed at this meeting. Commissioner Heilman motioned to approve the agenda with Commissioner Kraft seconding. Motion carried 3/0.

Motion to approve minutes from the January 31, 2006 meeting was made by Commissioner Heilman and seconded by Commissioner Kraft. Motion carried 3/0.

Freeman presented RA-02-06, rezoning request made by Nitec Enterprises of Carrollton, GA. The request is a rezoning from R-20 (Single-Family Residential) to CR (Commercial-Residential) for the purpose of a professional office building. The property is located at 318 Westview Drive, in Land lot 162 of the 6<sup>th</sup> District, in Carroll County and consists of 2.7+/- acres. Planning Staff recommends approval of the request with the five (5) following conditions:

1. Planning & Zoning Staff shall approve a site plan prior to the issuance of any permits.
2. The lighting shall be downcast with no spill over.
3. The exterior of the structure shall maintain a residential appearance; any major modification of the exterior shall be approved by the Planning & Zoning Staff.
4. There shall be no awning, banner, illuminated, mobile or roof signs.
5. Signage shall be monument based with a maximum height of five-feet (5') and 16 square feet of signable area.

Michael Anthony, Project Manager for Nitec Enterprises, briefly described the project. Nitec plans on renovating and upgrading the property and agrees with all recommended conditions made by the Planning Staff.

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Mike Gill, 465 Daniel Road spoke in favor of the project. Gill was concerned if additional restrooms will be required in the building and would like to see the Planning Commissioners add two (2) more conditions to prevent any additional buildings on the property and limit the use to professional office only.

Commissioner Heilman motioned to recommend approval of the request with the two (2) additional conditions added. Commissioner Kraft seconded, motion carried 3/0.

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4. There shall be no awning, banner, illuminated, mobile or roof signs.
5. Signage shall be monument based with a maximum height of five-feet (5') and 16 square feet of signable area.
6. Any additional buildings on site, shall be approved by the Planning Commission and City Council prior to issuance of any permits.
7. The property shall be used for professional offices only.

Freeman presented RA-03-06, which is a City initiated reversion from LI (Light Industrial) to OI (Office-Institutional). The property is located at 226 East Wilson Street, in Land Lot 160 of the 6<sup>th</sup> District in Carroll and consist of 0.17+/- acres. Freeman explained how the property was rezoned in June of 2004 from CR (Commercial-Residential) to LI (Light-Industrial). Staff initiated the rezoning to bring all non-conforming lots of record into compliance. Planning Staff has determined that the property was actually rezoned to OI (Office-Institutional) and is being utilized as a residence. Planning Staff recommends to down-zone the property.

According to Freeman, in 2004, the City began the initiative of rezoning non-conforming lots to bring properties into compliance with the Zoning Ordinance. The current zoning of Light Industrial is surrounded by Office Institutional and could be considered spot zoning.

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In 1996, the property was zoned for light commercial, then in 1999 the City amended the Zoning Ordinance; therefore converting like zonings to OI. City Staff converted a lot of rezonings to our current zoning classifications.

No one spoke in favor or opposition of the reversion. Commissioner Kraft motioned to recommend approval of the reversion with Commissioner Heilman seconding. Motion carried 3/0.

Freeman presented information to the Planning Commissioners about a training course for Planning Commissioners and the deadline to sign up.

Updates on the Comprehensive Plan were given by Freeman. The Comprehensive Plan is expected to be on the web-site within a few days. Chatt-Flint is currently reviewing the Plan and have scheduled a public hearing at their office in Franklin, GA on March 10, 2006 and will then be forwarded to the Department of Community Affairs. Dates for meetings will be given once Staff has completed its review of the Unified Development Code. Adoption of the Comprehensive Plan by City Council is expected within the next few months.

Freeman updated Planning Commission on RA-01-06, RA-18-06 and then discussed the transportation Enhancement Program. A Transportation grant is available for approximately 1½ miles of biking and pedestrian trails possibly from Stone Street to Mirror Lake Boulevard.

Commissioner Heilman motioned to adjourn with Commissioner Kraft seconding. Motion carried 3/0. The meeting adjourned at 7:35 p.m.

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Planning and Zoning Chairperson

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Zoning Manager