

Planning & Zoning Commission
Regular Public Hearing
Tuesday, September 26, 2006

The Planning & Zoning Commission met in a regular public hearing on Tuesday, September 26, 2006 at 7:00 p.m. In attendance were Commission Chairman Andre Holland; Commissioner Kurt Kraft; Commissioner Janet Heilman; Commissioner Susan George; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Commissioner Mike Gill was absent with notification. There were approximately twenty-six (26) members of the public in attendance.

Commissioner 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 George seconding. Motion carried 3/0. Motion to approve August 29, 2006 minutes was made by Commissioner Heilman and seconded by Commissioner Kraft with Commissioner George abstaining due to not being in attendance at the last meeting. Motion carried 3/0.

Freeman presented RA-13-06, Metro Real Estate Opportunity Fund, LLC of Roswell, GA requests a rezoning for the property located on the east side of State Route 101 (Rockmart Road), in Land Lot 194 and 195 of the 6th District, in Carroll County, from GI (General Industrial) to GC (General Commercial) for the purpose of a retail shopping center. The property consists of 36.51+/-acres and is located within Ward 3.

Speaking for the applicant was Tom Parman. He said the purpose of the development is to provide different forms of retail shopping to the residents and is to be anchored by a national chain grocery store. Mark Gottlieb, owner of Metro, spoke about the proposal and design of the buildings and that they will be working with City Staff on the façade. Freeman spoke about a meeting with G.D.O.T. (Georgia Department of Transportation) regarding the proposed by-pass. The by-pass will be a limited access which will require access only by city streets; therefore the applicant will need to revise the site plan.

Bobbie Anken, of 123 Reid Plantation Drive, spoke about her concerns of the development causing drainage problems. Freeman told Anken that the City has soil erosion control and buffer requirements, and if any problems develop, they will be addressed. Commissioner Heilman made the motion to recommend approval of the rezoning with Commissioner George seconding motion. Motion carried 4/0.

Freeman next presented RA-14-06, Trey Robinson Homes, Inc. of Douglasville, is requesting a rezoning for property located at the intersection of Connors Road and Nalley Road in Land Lots 172, 173, 180 and 181 of the 2nd District in Douglas County from R-14 (Multi-Family) to PD (Planned Development) for the purpose of residential single family homes. The property consists of 205.183 +/-acres and is in Ward 4.

Dana MCAuley with Crawford and Associates, spoke for the applicant and described the proposed development. They are proposing 707 units which equates to a general density; including flood plain, of 3.45 units. City Ordinance requires flood plains and roads to be taken out of the net density. Currently the net density is 4.9 units.

McCauley further stated the developer is aware of the requirement to provide a detailed analysis of the dam break zone before any permits are issued or development plans approved. The development is designed in pods or phases, and the main development will be 6,000 (six-thousand) square foot lots. Currently the market isn't supporting town homes or apartments; therefore, single family homes are more in line with this community. They are proposing more of a residential mixed community with two pods with smaller lots, but will stick with 1500 square foot homes. Also, the community is currently planned with sidewalks on both sides of the street. There will be passive recreation areas that include walking trails, sports courts, children's play area and two areas that are a high use area. The high use area will include club houses, pavilions and public meeting areas. Essentially the site includes 48 acres of green-space area and the natural tree area will be left between the homes.

Trey Robinson of 5458 West Chapel Hill Road, of Douglasville, spoke about the development. The homes will be 1500 square foot minimum, vinyl siding eliminated from the façade and price range starting at \$150,000 and up to mid \$250,000. The project will be phased over a 7 to 8 year period depending on the absorption rate.

Mike Strickland of 8908 Connors Road had concerns regarding stormwater runoff into his pond and people trespassing onto his property. Strickland would like for the development to build a fence along the property line and for the development to build larger homes. Freeman said the City will take care of stormwater control and the development is required to have a 30 foot buffer around the parameter of the development. A fence is not required, however; the Planning Commission could make it a stipulation of the rezoning. Freeman reminded everyone that the purpose of the meeting is to make a recommendation for rezoning and the conceptual plan. The final development plan will come back before the Planning Commission at a later date in which the developer will have blueprinted any and all improvements for the development.

Freeman said the ration of apartments compared to single family units would be 60/40 however; that ration is not reachable at this time.

Commissioner Heilman asked Robinson if his rezoning were not approved, would the development go forward with apartments, Robinson said they would have to. Freeman responded by saying this request would have a final development planning process and come back before the Planning Commission and City Council at a later date. Minor changes can be made to the conceptual plan but no major changes can be made which includes no increase of density, no reduction in amenities or open space. Heilman motioned to recommend approval of the request with one condition:

1. The request shall comply with all applicable conditions recommended according to the DRI number 430. Commissioner Kraft seconded motion. Motion carried 4/0.

Freeman updated Planning Commission on previous cases heard at last month's meeting, which were RA-10-06, RA-11-06 and RA-12-06. All were approved by City Council. The proposed Ordinance concerning overlay districts in the downtown area, code changes and zoning map were tabled. Staff is going to conduct a Town Hall meeting on October 19, 2006 to answer questions and concerns regarding the proposals. The Comp Plan is still being reviewed by the Department of Community Affairs and Staff will contact them to find out what the estimated date of completion will be.

Commissioner Heilman motioned for meeting to adjourn. Commissioner George seconded motion. Motion carried 4/0 and adjourned at 7:58 p.m.

Planning and Zoning Chairperson

Zoning Manager