

Planning & Zoning Commission
Regular Public Hearing
Tuesday, February 26, 2008

The Planning & Zoning Commission met in a regular public hearing on Tuesday, February 26, 2008 at 7:00 p.m. In attendance were Chair Commissioner Andre Holland; Commissioner Kurt Kraft; Commissioner Polly Oliver; Commissioner Robert Francis; Planning and Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Commissioner Mike Gill was absent with notification. There were ten (10) members of the public in attendance.

Chair Commission Holland called the meeting to order at 7:00 p.m. Commissioner Francis motioned to approve the minutes from the January 29, 2008 meeting. Commissioner Kraft seconded. Motion carried 3/0. Chair Commissioner Holland abstained from voting due to his absence at the January meeting. Freeman reminded the Planning Commission that there wasn't a quorum for the vote, due to the absence of two (2) Planning Commissioners not in attendance at tonight's meeting. The approval of the January minutes will be postponed until the March meeting.

RA-02-08: presented by Freeman. Tommy McLeod of Villa Rica, GA, requests a rezoning for property located at 1509 W. Bankhead Hwy, parcel number V02-007-0478, in Land Lot 165 of the 6th District, in Carroll County, from RD (Rural Development) to GC (General Commercial) for the purpose of office suites. The property consists of 1.32+/-acres and is located within Ward 2. Planning Staff has reviewed the request and recommends approval due to the request complied with the Comprehensive Plan and the Future Land Use Map as adopted by the Mayor and City Council.

McLeod explained his reason for requesting a rezoning, which was due to increased traffic and other areas along Hwy 78 being rezoned to commercial zoning. Commissioner Francis asked about the surrounding land uses. McLeod said that two (2) of the four (4) corners across from the site are already zoned commercial. There being no other questions or comments, Chair Commissioner Holland asked for a motion. Commissioner Kraft motioned to recommend approval, with Commissioner Francis seconding. Motion carried 4/0.

ALT-01-08: presented by Freeman. Glenn Couey of Villa Rica, GA requests an alteration to a rezoning condition for the property located at 2011 State Route 61, in Land Lot 61 of the 6th District, in Carroll County. The request is to reduce building setback from 150-feet to 50-feet. The property is located within Ward 5. Planning Staff has reviewed the request and received a written agreement by Couey and the surrounding property owner regarding the building setback. Couey has agreed to abide by the written agreement.

Commissioner Francis asked about the six (6) foot fence as stated in the Letter of Intent. Couey replied that the fence will be a six (6) privacy fence, in addition to a planted buffer consisting of trees. Commissioner Francis asked if the fence would be built at the beginning or end of construction. Couey said the project would need to be semi-graded before the construction of the fence and planted areas can be started. Freeman asked Couey if his intention is to keep the line of vegetative growth along his property line. Couey said they intend to maintain the tree line with the exception of one (1) or two (2) but do not have to take any of the trees out of the twenty-five (25) feet area of the property line. Freeman clarified

with Couey that trees will only be removed to erect the infrastructure. Couey agreed and stated that once the infrastructure is in, the fence and planted buffer will be put in.

Janice McMonigle, 2387 S. Van Wert Road questioned whether the property is adjacent to Legend Park. Freeman responded that it is not.

There being no other questions or comments, Chair Commissioner Holland asked for a motion. Commissioner Kraft motioned to recommend approval with Commissioner Oliver seconding. Motion carried 4/0.

Freeman introduced Polly Oliver as the new Planning Commissioner and updated the Commission from the cases last month. Motion to adjourn was made by Commissioner Kraft, seconded by Commissioner Oliver, motion carried 4/0.

Freeman asked for the floor to reopen to elect a Chair Commissioner and Vice Chair Commissioner. Commissioner Francis motioned to continue with Andre Holland as Chair Commissioner and Kurt Kraft as Vice Chair Commissioner. Commissioner Oliver seconded, motion carried 4/0.

Commissioner Francis motioned to adjourn at 7:20 p.m., with Commissioner Oliver seconding, motion carried 4/0. Freeman introduced Councilman Perry Amidon as being a guest in the audience.

Planning and Zoning Chairperson

Planning and Zoning Manager