

Planning & Zoning Commission

Regular Public Hearing

Tuesday, May 26, 2009

The Planning & Zoning Commission met in a regular public hearing on Tuesday, May 26, 2009 at 7:00 p.m. In attendance were Commissioner Kurt Kraft; Commissioner Polly Oliver; Commissioner Mike Gill; Commissioner Robert Francis; Commissioner Bakari Turner; Interim Community Development Director Taurus Freeman and Zoning Technician Rita Peele. There were two members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. then Peele read the agenda. There were 2 (two) members of the public in attendance.

Old Business

Commissioner Oliver motioned to approve the minutes from the April 28, 2009 meeting, and Commissioner Turner seconded. The motion carried 5/0.

New Business

RA-01-09, presented by Freeman. Mobolaji Oyebanjo of Villa Rica, GA., requests a rezoning from R-20 (Single-Family Residential) to OI (Office-Institutional), for the purpose of a medical office for property located at 307 Old Stone Road, parcel number: V05-011-0041, in Land Lot 192 of the 6th District, in Carroll County. The property consists of 0.52+/-acres and is located in Ward 4. Staff has reviewed the request and has recommended approval due to several similar rezoning in the last few years. Although the property is currently zoned R-20 (Single-Family Residential), the Future Land Use designates it as Public- Institutional.

Dr. Mobolaji Oyebanjo said the reason for the request is to provide a more convenient location for referrals from Tanner Hospital, and the need for a larger building to better serve the public. Commissioner Francis asked if the business would be conducted from the existing building after renovation and Dr Oyebanjo replied that it would. Commissioner Gill asked about buffer requirements. Freeman explained there are two options; which consists of a 15' (fifteen feet) wide buffer with 5 (five) shrubs, 2 (two) canopy trees and 3 (three) understory trees for every 100' (one hundred feet) or a 30' (thirty feet) buffer with 12 (twelve) shrubs, 3 (three) understory trees and 2 (two) canopy trees for every 100' (one hundred feet). Freeman has not reviewed a conceptual plan for parking at the site; however the owner is encouraged to provide parking in the side or rear of the building if applicable. Parking may be in the front of the building if necessary.

Commissioner motioned to recommend approval of the request, and Commissioner Francis seconded. The motion carried 5/0.

Staff Comments: Freeman updated the commission from the previous City Council meeting. The sign ordinance amendment was denied by City Council and a recommendation to keep the sign ordinance as it is currently written. Next month, there will be a rezoning request and a conditional use request. The rezoning request is for condominiums, apartments and senior quads, on property currently landlocked and in the path of the proposed by-pass. The City hopes the Department of Transportation will allocate some funds for the by-pass since the City has invested a great deal of money into the project. The conditional use application is for a church in a commercial building.

Public Comments There were no public comments.

Freeman announced that meetings will now be video recorded and available to watch on the internet. Commissioner Gill thanked everyone for their support of Freeman during the proposal to decrease his full time position to that of a part time position. Also, Commissioner Gill asked if Freeman's promotion had occurred and said there will be continued support until the promotion becomes finalized. Freeman expressed gratitude to the commission and everyone that provided support during the budget proposal.

Freeman told the commission that the Comprehensive Plan is being updated. The Department of Community Affairs required a partial update to the plan. Also, the Short Term Work Program is in the process of being revised and a Downtown Master Plan, which is being funded by the Downtown Development Authority, will be presented at a future Planning Commission meeting for recommendation to City Council.

Commissioner Oliver asked Freeman if there are any regulations for tree preservation. Freeman responded that in some instances of development, a tree survey must be provided for staff review.

Commissioner Kraft asked about training for Planning Commissioners. Freeman said he has spoken to Chatt-Flint about training, at this time, they do not have Staff available to conduct training; however, training is available through the Atlanta Regional Commission, for a fee.

There being no other comments, Commissioner Francis motioned to adjourn at 7: 22 p.m., and Commissioner Oliver seconded. The motion carried 5/0.

Planning and Zoning Chairperson and Date

Community Development Director