



Meeting Minutes - Final
Planning and Zoning Commission

Monday, November 14, 2016

6:00 PM

Council Chambers

1. Roll Call

Present: 8 - Joel Powell, Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

Also Present: 6 - Christiana Craddock, Heather Corn, Terri Graham, Russell Martin, Joey Staubes and Ken Suddreth

2. Call to Order

Chairman Joel Powell called the meeting to order at 6:00PM.

3. Business

A. Public Hearing - Zoning Request - Z16-018 - Rezoning from OI-Conditional to RTD-Conditional for the development 33 townhome units - 3.35 Acres - Land Lot 528 - King Springs Road & South Cobb Drive - Waters Edge Group

Sponsors: Campo and Stoner

Senior Planner Rusty Martin gave the following background and showed the site plan, prpoposed elevations, pictures of the property and adjacent properties and read aloud the conditions:

Waters Edge group is requesting rezoning of a 3.35 Acre tract from OI-Conditional to RTD-Conditional for the development of a 27 unit townhome development at a density of 8.06 units per acre.

BACKGROUND: On August 21, 2006, the subject property was rezoned from General Commercial to RAD-Conditional by Mayor and Council by a vote of 6-0. The rezoning allowed for the construction of 20 townhome units at a density of 5.97 units per acre marketed towards active adults with a minimum age of 55. Due to the down turn in the housing market the previous applicant decided not to build the townhome development. On January 22, 2008, the subject property was rezoned RAD-Conditional to OI-Conditional for the development of a four-story, 48,000 sq. ft. medical office building. Due to the recession, the medical office building was never developed and the site has remained vacant ever since.

Community Development recommends approval of the requested rezoning from OI-Conditional to RTD-Conditional with the following conditions:

Standard Conditions

(Requirement #2, 8, 16 and 17 from Section 1201 of the Zoning Code is not applicable)

1. The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.

2. There shall be protective covenants on all lots. These protective covenants shall

- be supplied to the city prior to the issuance of a building permit.*
- 3. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.*
- 4. The detention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.*
- 5. All utilities within the development shall be underground.*
- 6. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.*
- 7. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.*
- 8. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.*
- 9. No debris may be buried on any lot or common area.*
- 10. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".*
- 11. The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.*
- 12. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
- 13. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*
- Special Conditions*
- 14. The development shall maintain the following setbacks:*
 - Front - 50'*
 - Side - 35'*
 - Rear - 40'*
- 15. The buildings within the development shall maintain the following building separations:*
 - Front to Front- 50'*
 - Side to Front/Rear - 40'*
 - Side to Side - 30'*
- 16. Each townhome building shall be limited to no more than six units per building.*
- 17. The townhomes shall have three-sided brick architecture per the submitted building elevations.*
- 18. Driveway - 22' minimum length from building face to back of curb.*
- 19. Each home shall have a fire sprinkler system approved by the City's Fire Marshal.*
- 20. The developer shall provide a 10' landscape buffer per Section 503 of the Zoning Ordinance along the northern and eastern property line.*
- 21. The developer shall provide a 50' public utility easement over the private street for water and sanitary sewer services. All water and sanitary sewer must be located within this utility easement.*
- 22. No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facilities shall be solely*

located on the HOA's property.

23. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land

24. Approval of the subject property for the RTD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 11/4/2016 created by Ridge Planning and Engineering and all zoning stipulations above (specifically with respect building separation requirements outlined in stipulation #15 above).

25. The applicant shall be bound to the elevations submitted and dated 10/14/2016. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

26. The additional stipulations agreed upon by the applicant in the letter submitted and dated on November 4, 2016. If there should be a discrepancy between the stipulations in the November 4, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

Chairman Joel Powell called the Public Hearing and no one came forward to speak in favor of or in opposition to this request.

A motion was made by Boardmember Denny Campo to approve item 2016-432 for a Zoning Request (Z16-018) for the Rezoning from OI-Conditional to RTD-Conditional for the development 33 townhome units on 3.35 Acres, Land Lot 528 located at King Springs Road & South Cobb Drive by the applicant Waters Edge Group with staff recommendations; seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

B.

Public Hearing - Zoning Request Z16-020 - Rezoning from FC to GC-Conditional for the development of a 5,500 sq. ft. commercial building - 0.535 Acres - Land Lot 523 - 1270 Concord Road - Supre Tax, Inc.

Sponsors: Campo and Stoner

Senior Planner Rusty Martin gave the following background and showed the site plan, proposed examples of the type of elevations, pictures of the property as well as adjacent properties and read aloud the conditions:

Super Tax, Inc. is requesting to rezone the property from Future Commercial (FC) to General Commercial (GC)-Conditional for the development of a two-story, 5,500 sq. ft. commercial building.

Community Development recommends approval rezoning the subject property from FC to LC-Conditional for the development of a 5,500 sq. ft. commercial building with the following conditions:

Standard Conditions

(Requirement #1, 2, 3, 4, 8, 9, 10, 12, 16 and 17 from Section 1201 of the Zoning Code is not applicable)

1. The stormwater management facility shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

2. All utilities within the development shall be underground.

3. The developer shall be responsible for any traffic improvements (including additional right-of-way dedication) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.

The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

- 4. *No debris may be buried on any lot or common area.*
- 5. *The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.*
- 6. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
- 7. *All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*

Special Conditions

8. *The development shall maintain the following minimum setbacks:*

- Front - 25'*
- Side - 10'*
- Rear - 30'*

9. *Any proposed dumpsters shall be surrounded by a three-sided brick or stucco enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.*

10. *Any utility boxes, HVAC components, or accessory components to the commercial building shall be screened from the public right-of-ways and adjoining property owners.*

11. *The commercial building shall have entry doors along Concord Road.*

12. *Approval of the subject property for the Limited Commercial (LC) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 10/14/2016 created by Acme American.*

13. *The applicant shall be bound to the building material and architectural features illustrated on the elevations titled "Super Tax" and submitted 10/14/2016. If there is any change to the elevations, it must be approved by the Director of Community Development.*

Boardmember Ron Roberts inquires about using the existing road.

Boardmember Emily Hein Warren asked for clarification as to it being a tax consulting business and asked what kind of signage they would have.

Community Development Director Ken Suddreth commented that the architecture was fairly modern, but the photos are not what the building would look like. Those renderings were more an idea of the overall building look.

Mr. Martin explained that staff asked the applicant to enhance around the windows on the brick side.

Bryan Hosh, came forward as the contractor for the build. He noted this would be a two story building.

The Public Hearing was called and no one came forward to speak in opposition to or in favor of this request.

A motion was made by Boardmember Denny Campo to approve item 2016-469 for a Zoning Request (Z16-020) for the rezoning from FC to GC-Conditional for the development of a 5,500 sq. ft. commercial building on 0.535 Acres, Land Lot 523 located at 1270 Concord Road by the applicant Supre Tax, Inc.

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

C.

Public Hearing - Zoning Request Z16-021 - Rezoning from R-20 to RAD-Conditional for the development of 55 single-family homes - 10.63 Acres - Land Lot 562 - Belmont Avenue, Pierce Avenue, Reed Street & Davis Drive - Traton Homes, LLC - This item will be tabled to the December 12, 2016 Planning and Zoning Board Meeting at the request of the applicant.

Sponsors: Hein Warren and Anulewicz

Tabled to Dec

A motion was made by Boardmember Emily Hein Warren to table until the December 12, 2016 Planning and Zoning Meeting item 2016-470 Zoning Request (Z16-021) for the rezoning from R-20 to RAD-Conditional for the development of 55 single-family homes on 10.63 Acres, Land Lot 562 located at Belmont Avenue, Pierce Avenue, Reed Street & Davis Drive by the applicant Traton Homes, LLC.; seconded by Boardmember Earl Rice.

The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

4. Approval of Minutes:

A. Approval of the Planning and Zoning Meeting Minutes for October 10, 2016

Sponsors: City Council

A motion was made by Board Member Ron Roberts to approve the October 10, 2016 Meeting Minutes; seconded by Board Member Rice.

The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

5. Adjournment

*Ken Suddreth: P&Z condition aware with staff changes.
 Heather Moran left and replaced her with Caitlyn Walsh.
 Also lost Planner one Bob Thorn. Went back into private sector and position open and narrowed down to three.
 Asking for another building inspector. Found a very qualified : Adam Dodd
 Lead Marshall turned in his resignation taking a job with Fish and Wildlife. Patrick Law.
 Position posted today.
 Will continue providing service as in the past.
 Completely full will be 15 people.
 Emily Hein Warren : Is it competitive salary wise for those positions? KS in some and not in others.
 6:36PM*

Chairman Joel Powell Adjourned the meeting at 6:36PM.