



Meeting Minutes - Final
Planning and Zoning Commission

Monday, July 9, 2018

6:00 PM

Council Chambers

1. **Roll Call**

Present: 8 - Joel Powell, Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

Also Present: 5 - Ken Suddreth, Russell Martin, Joey Staubes, Terri Graham and Avern Gumb

2. **Call to Order**

Planning and Zoning Commission Chairman Joel Powell called the meeting to order at 6:00 PM

3. **Business**

A. **2018-299**

Public Hearing - Zoning Request Z18-012 - Approval of a Special Land Use Permit for a modular classroom building - 8.83 Acres - Land Lots 595, 596 and 597 - 3130 Atlanta Road - Covenant Christian School

Sponsors: Fennel and Campo

Rusty Martin, Senior Planner, presented recommendation of staff. The request will be heard by Mayor and Council on August 22, 2018. The request is to renew a Special Land Use Permit, originally approved in 2008, for a modular classroom building. The permit was renewed in 2010, 2012, 2014 and 2016. The land use for the subject property is Public/Institutional. The modular unit is needed until capital funds are raised to build a permanent structure. Community Development recommends approval with the original stipulation:

1. The modular building shall only be allowed for a period 24 months after the date of approval. If the applicant shall need the modular building for a longer period of time, the applicant shall reapply for approval of the modular building.

Chairman Powell asked applicant to speak regarding the request. The applicant stated that the modular unit allows for additional classrooms. The unit is needed until capital is raised to build a permanent structure, and they are requesting another two year extension.

Board Member Bye inquired about the timeline until permanent structure is built. The applicant stated that a master plan was created, but capital funds are not available. Board Member Campo mentioned that two years ago the building fund was discussed and inquired about the current status of funds. The applicant stated that no solid date is available for funding, but they are continuously working towards achieving that goal.

Chairman Powell announced the Public Hearing and opened the floor for public comment. No one came forward to speak.

A motion was made by Boardmember Denny Campo to approve zoning request Z18-012 for a Special Land Use Permit for a modular classroom building - 8.83 Acres - Land Lots 595, 596 and 597 - 3130 Atlanta Road - Covenant Christian School, seconded by Boardmember David Monroe. The motion to approve carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

B. [2018-300](#) Public Hearing - Zoning Request Z18-013 - Approval of a Special Land Use Permit for a modular office building - 0.4835 Acres - Land Lot 559 - 1408 Spring Street - Joni Lovelace

Sponsors: Bye and Blackburn

A motion was made by Boardmember David Monroe to table Public Hearing zoning Request Z18-013 to the August 13, 2018 Planning and Zoning Board Meeting the approval of a Special Land Use Permit for a modular office building - 0.4835 Acres - Land Lot 559 - 1408 Spring Street - Joni Lovelace; seconded by Boardmember Leslie Lightfoot. The motion to table to August 13, 2018 carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

C. [2018-298](#) Public Hearing - Zoning Request Z18-014 - Rezoning from R-20 to RAD-Conditional for the construction of two single-family homes at a density of 3.84 units per acre - 0.52 Acres - Land Lots 341 and 381 - 3381 Old Concord Road - Angel Oak Homes, LLC

Sponsors: Blackburn and Bye

A motion was made by Cheri Harrington to table Public Hearing zoning request to the August 13, 2018 Planning and Zoning Board Meeting Z18-014 - Rezoning from R-20 to RAD-Conditional for the construction of two single-family homes at a density of 3.84 units per acre - 0.52 Acres - Land Lots 341 and 381 - 3381 Old Concord Road - Angel Oak Homes, LLC ; seconded by Boardmember Monty Bye. The motion to table to August 13, 2018 carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

4. Approval of Minutes:

A. [2018-301](#) Approval of the June 11, 2018 Planning and Zoning Meeting Minutes.

A motion was made by Boardmember Denny Campo to approve the June 11, 2018 Planning and Zoning Meeting Minutes, seconded by Boardmember David Monroe. The motion to approve carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

5. Adjournment

The Planning and Zoning Meeting was adjourned by Chairman Joel Powel at 6:13 PM.