

2320 Campbell Road- Z20-019

Tabled to July 13, 2020 Planning and Zoning Board Meeting at the request of the applicant.

Chairman Powell asked for a motion.

Motion – Bartlett – approve, Second Rice – 5-0

1730 & 1740 Seneca Court- V20-015

Tabled to July 13, 2020 Planning and Zoning Board Meeting at the request of the applicant.

Chairman Powell asked for a motion.

Motion – Jones – approve, Second Ostrzega – 5-0

3302 Atlanta Road- Z20-006

Tabled to July 13, 2020 Planning and Zoning Board Meeting at the request of the applicant.

Chairman Powell asked for a motion.

Motion – Bartlett – approve, Second Jones – 5-0

1151 Stephens Street – V20-030

Joey Staubes, Planner II, presented staff recommendation for rezoning request Z20-030. The request is to be heard by Mayor and Council on July 6, 2020. The applicant is requesting to reconfigure three lots to face Stephens Street to build three new single-family homes. The stream buffer through the property is causing the request for reductions in setbacks so they can avoid the buffer. Currently wooded lot with steep topography in the back.

The applicant is requesting three variances:

1. Reduction of front setback from 35' to 25';
2. Reduction of driveway setback from 5' to 2'; and
3. Reduction of minimum lot width from 85' to 63'.

Staff are supportive of the variances and recommend approval with several conditions:

1. The development shall maintain the following setbacks:
 - a. Front – 25'
 - b. Side – 10'
 - c. Rear – 30'
 - d. Driveway setback- 2'
2. The development shall have a minimum lot width of 63 feet.
3. 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 the plans.
4. The developer shall dedicate 5 feet of Right-of-Way along Stephens Street.
5. Approval of the subject property for plat approval shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 6/12/2020 created by Gaddy Surveying & Design, Inc. and all zoning stipulations above.

Chairman Powell asked the applicant to provide an overview of the request. Vincent Longo came up as the applicant. There were several problems with the existing properties so he is trying to rectify the issues. The homes will be listed in the upper \$700s.

Chairman Powell opened the floor for Public Hearing- no one came forward.

Chairman Powell asked the Board for a motion.

Motion to approve – Jones, Second Rice – 5-0

2495 Adams Dr & 1221 Pierce Ave – V20-005

Joey Staubes, Planner II, presented staff recommendation for rezoning request Z20-005. The request is to be heard by Mayor and Council on July 20, 2020. The applicant is requesting to rezone from R-20 and RDA to RDA. One house is currently under construction with another existing house with accessory structure. The applicant is looking to replace the existing house with two new single-family detached homes. There will be a future land use change from low density residential to medium density residential.

The applicant is requesting three variances:

4. Reduction of front setback from 25' to 15';
5. Reduction of minimum lot size from 7,260 sq ft to 6,250 sq ft; and
6. Reduction of minimum lot width from 50' to 43'.

Staff are supportive of the variances and recommend approval with several conditions:

Standard Conditions

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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. All utilities within the development shall be underground.
3. 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.
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.
8. All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

Special Conditions

9. The development shall maintain the following setbacks:
 - a. Front – 15'
 - b. Side – 5'
 - c. Rear – 30'
10. Driveway- 22' minimum length from building face to private driveway.
11. The right-of-way along Mathews Street shall be increased to a minimum of 25 feet from the roadway centerline feet.

12. The developer shall install curb, gutter, and sidewalk at the frontage of property along Mathews Street.
13. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.
14. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
15. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
16. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
17. Approval of the subject property for the RDA zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 2/14/2020 and created by Land Tec Surveying and all zoning stipulations above.
18. The applicant shall be bound to the elevations submitted on 2/14/2020; however, the applicant shall meet requirements of Condition #1 relating to hardy plank siding on the front elevation as stipulated above. Approval of any change to the elevations must be obtained from the Director of Community Development.

Chairman Powell asked the applicant to provide an overview of the request. Garvis Sams came up to represent the applicant, Ron Dickinson. Mr. Sams provided a handout to the Board. The applicant is taking two lots and making three. Two of the lots will front of Adams Drive whereas the other lot will front on Pierce Avenue.

Chairman Powell opened the floor for Public Hearing- no one came forward.

Chairman Powell asked the Board for a motion.

Motion to approve – Ostrzega, Second Jones – 5-0

1424 Spring St – V20-007

Joey Staubes, Planner II, presented staff recommendation for rezoning request Z20-007. The request is to be heard by Mayor and Council on July 20, 2020. The applicant is requesting to rezone from GC to R-8. There is an existing chiropractic clinic on the property. The applicant will preserve the clinic structure (facing Spring Street) and build two additional single-family homes facing Alexander Street. There will be no future land use change.

The applicant is requesting two variances:

1. Reduction of the front setback from 25' to 20'; and
2. Eliminate road width increase to 26'.

Staff are supportive of the first variance and not supportive of the second variance. Staff have reduced the road width increase from 26' to 20' but are still requiring the increase for fire access.

Staff recommend approval with several conditions:

Standard Conditions

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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. All utilities within the development shall be underground.
3. 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.
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.
8. All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

Special Conditions

9. The development shall maintain the following setbacks:
 - a. Front – 20'
 - b. Side – 5'
 - c. Rear – 25'
10. Driveway- 22' minimum length from building face to private driveway.
11. The developer shall provide a 10' right-of-way dedication along Alexander Street for the length of the development as reflected on the site plan for rezoning.
12. The Alexander Street roadway shall be increased to a minimum of 20 feet from back of curb to back of curb for the length of the development.
13. The developer shall install curb, gutter, and sidewalk at the frontage of property along Alexander Street for the length of the development.
14. The developer shall install a 5' sidewalk and 2' grass buffer along Alexander Street for the length of the development as shown on the site plan submitted for the rezoning.
15. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.
16. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
17. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
18. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
19. Approval of the subject property for the R-8 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 5/8/2020 and created by Crescent View Engineering, LLC and all zoning stipulations above.
20. The applicant shall be bound to the elevations submitted on 5/8/2020. Approval of any change to the elevations must be obtained from the Director of Community Development.

Chairman Powell asked the applicant to provide an overview of the request. Robert Harrison came up as the applicant. Mr. Harrison lives across the street from the development. It is his intent that the chiropractic clinic be restored and made into a residence. Mr. Harrison said that Alexander Street is narrow and tree-lined, so he wants to preserve the existing canopy. He said that the tree varies in width, so if he expanded it, he would need to take down the trees. He is keen on keeping a 40' tree. Mr. Harrison said he spoke with Public Works and worked out where they could move the sewer line where it will not impact the tree. Mr. Harrison said that lot 3 will be green space for now, but he needed to show that it would be a viable lot for rezoning.

Board member Bartlett asked why he was creating the variances. Mr. Harrison said that he needs to pay off the land and wants to preserve the historic clinic.

Board member Jones asked if he had confirmation that the sewer could be moved. Mr. Harrison said he could provide that later.

Chairman Powell asked if he could really move the sewer line and protect the tree. Mr. Harrison said yes.

Chairman Powell opened the floor for Public Hearing.

Danica Floyd- Mimosa Circle- strongly supports the variance request since Mr. Harrison is just looking out for the neighborhood.

Ron Waddell- Williams Park- supports the request and wants to save the history.

William Jared Hill- Spring Street- supports the request and opposed the tree removal.

Mr. Jones- supports the request.

George Mitros- Pierce Avenue- likes the proposal but wonders if there can be a stipulation added that if the tree dies, then the road will have to be widened.

Community Development Director, Rusty Martin, explained that the rezonings look into the long-term, not the short term. Staff has already reduced the road width to 20' to try and accommodate the proposal.

Chairman Powell asked the Board for a motion.

Motion to approve – Bartlett, Second Rice – 5-0

Spring Rd & Jonquil Rd – V20-008

Joey Staubes, Planner II, presented staff recommendation for rezoning request Z20-008. The request is to be heard by Mayor and Council on July 20, 2020. The applicant is requesting to rezone from GC to RM-12. The property is 2.93 acres when combined. Building 100 will be a mixture of uses. Building 200 will be strictly residential. There will be a landscape buffer from the development to the nearby townhomes. There will be a future land use change from Medium-High Density Residential to Community Activity Center.

The applicant is requesting five variances:

1. Reduce front setback from 50' to 5';
2. Reduce side setback from 30' to 5';
3. Reduce rear setback from 100' to 30';
4. Reduction of landscape easement along Spring Rd and Jonquil Rd; and
5. Increase in density from 25 u/a to 35.9 u/a.

Staff are supportive of the variances and recommend approval with several conditions:

Standard Conditions

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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. The retention 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 ten percent reduction in 100-year storm event. The City Engineer shall approve all plans.
3. All utilities within the development shall be underground.
4. 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.
5. 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.
6. No debris may be buried on any lot or common area.

7. 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 with the perimeter of the subject property through the use of "full-cutoff lighting".
8. 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.
9. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
10. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

11. The development shall maintain the following setbacks:
 - a. Front – 5' (Spring Road)
 - b. Side – 5' (Jonquil Drive)
 - c. Side- 30' (West)
 - d. Rear – N/A
12. The development shall maintain the following minimum building setbacks for Building #200:
 - a. Front – 10'
 - b. Side – 10'
 - c. Rear – 30'
13. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
14. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
15. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
16. The developer shall provide a sidewalk connection from the development to the Spring Road sidewalk.
17. The development shall not be gated.
18. The minimum floor area for attached dwelling units, condominium units and other multi-family units may not be less than an average of 900 square feet (Section 720.9(2) of the Zoning Ordinance).
19. Parking for the restaurants, commercial, retail and apartments within the development will be provided by means of surface and structured parking as shown on the submitted site plan, which will employ "shared" parking among the respective components and will provide sufficient and adequate parking for the total development.
20. All air conditioning condenser units, transformers and any other utilities shall be fully screened from view from any public right-of-way. The utility units components placed on the roof of the buildings may be screened by parapets and the utility components at ground level may be screened by landscaping.
21. Dumpsters shall be positioned so as to prevent visual intrusion from streets, connection points to community spaces and wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. At grade trash compaction shall also be allowed and screened as appropriate in accordance with the City's regulations.
22. The maximum number of residential units shall not exceed 105 Class A amenitized multi-family units. One hundred percent (100%) of the said units shall be constructed so that the units can be modified to individually owned condominium units in the event of future favorable market conditions.
23. All apartment units shall be maintained in a Class A/First Class manner.
24. The multi-family units shall include the following interior finishes:
 - i. Minimum nine-foot (9') ceilings;
 - ii. Forty-two inch (42") upper cabinets in the kitchen;
 - iii. Crown molding in the main living area (i.e. living room & kitchen);
 - iv. Pendant lighting shall be utilized in the in the kitchen area of the units and spot track lighting shall be used in both the kitchen and dining areas of the units;
 - v. Bathroom cabinets need to be of equal or similar quality as kitchen cabinets;
 - vi. Sheet vinyl flooring and VCT vinyl flooring shall be prohibited;
 - vii. Tile flooring shall be required in both the kitchen and bathrooms;
 - viii. All bathrooms shall have tile tub/shower surrounds;

- ix. All kitchen and bathroom counter and cabinet tops shall be solid surface granite or similar material. Laminate counter tops are prohibited;
 - x. All kitchen counter tops shall be horizon style counter tops; and
 - xi. All kitchen sinks shall be under-mounted stainless-steel sinks.
25. The approximate mixture of unit types shall consist of the following: seventy percent (70%) one bedrooms; twenty-five percent (25%) two bedrooms; and five percent (5%) three bedrooms.
26. A total of 5% of the units will be made available to individuals or families whose incomes are no more than 80% of the Area Median Income.
27. Approval of the subject property for the MU-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted June 12, 2020 and created by Eberly and Associates and all zoning stipulations above.
28. The applicant shall be bound to the elevations submitted on June 12, 2020. Approval of any change to the elevations must be obtained from the Director of Community Development.
29. The additional stipulations agreed upon by the applicant in the letter submitted and dated on June 12, 2020. If there should be a discrepancy between the stipulations in the June 12, 2020 letter and the stipulations stated above, the stipulations stated above shall apply.

Chairman Powell asked the applicant to provide an overview of the request. Garvis Sams came up on behalf of the applicant. The development will have a new urbanistic approach. There will be a total of 105 Class A residential units, 10,800 sq ft dedicated to commercial, 43000 sq ft will be dedicated to residential units. The applicant spoke with Councilman Wagner about socioeconomic housing, which will be implemented for 10 year. There will a master association for the commercial and residential area. The applicant will restripe existing overflow parking for Rev's Coffee Shop.

Board member Jones asked if there will be a recycling program. Applicant David Woodbury came up and said yes.

Board member Bartlett asked is the project would be phased and when construction would start. Mr. Woodbery said it would not be phased and would start early next year.

Chairman Powell opened the floor for Public Hearing.

Lauren Guada- Mosaic Way- concerned about traffic and that it will back up traffic at Mosaic Way; also wants to ensure there will not be street parking since Corn Rd backs up to their nature trail.

Monty Bye- Spring St- upset about traffic.

Mike Fitzgerald- Emory Rd- said the development does not have enough parking and is strongly opposed.

Allan Lowe- Jonquil Dr- objects to the development.

Eva Clarke- Mosaic Way- concerned about traffic.

Kevin Pass- All Pro Transmissions owner- wants a more specific timeline.

Planner I, Caitlin Crowe read an email from Ward 1 resident Judy Bost email strongly opposing the development.

Board member Jones asked if the 130 parking spots included street parking. Mr. Sams said yes.

Chairman Powell asked the Board for a motion.

Board Member Jones made a motion for approval with no second.

Motion to deny – Rice, Second Seagraves – 4-1

Minutes – 5-0

Adjourn 8:04 pm.