



Meeting Minutes - Preliminary  
Planning and Zoning Commission

Monday, February 11, 2019

6:00 PM

Council Chambers

Rollcall

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

**Also Present:** 4 - Ken Suddreth, Russell Martin, Joey Staubes and Tina Monaghan

2. Call to Order

Chairman Joel Powell called the February 11, 2019 Planning and Zoning Commission Meeting to order at 6:00 PM.

3. Business

A. 2018-34

**Public Hearing** - Zoning Request Z18-015 - Rezoning from GC to RM-12-Conditional for the development of 35 townhome units at a density of 11.47 units per acre - 3.05 Acres - Land Lots 347 and 348 - 2249 South Cobb Drive and 2265 Ventura Road - Loyd Development Services, LLC - ***This zoning request will be withdrawn at the request of the applicant.***

**Sponsors:** Harrington and Wilkinson

Boardmember Cheri Harrington made a motion to withdraw at the request of the applicant zoning request Z18-015 - Rezoning from GC to RM-12-Conditional for the development of 35 townhome units at a density of 11.47 units per acre - 3.05 Acres - Land Lots 347 and 348 - 2249 South Cobb Drive and 2265 Ventura Road - Loyd Development Services, LLC. The motion to withdraw was seconded by Boardmember Leslie Lightfoot.

The motion to withdraw was carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, David Monroe and Michael Seagraves

B. 2019-45

**Public Hearing** - Zoning Request Z19-002 - Rezoning from R-20 & GC to R-15-Conditional for two single-family homes at a density of 1.89 units per acre - 1.09 Acres - Land Lot 349 - Greenridge Street - Kimberly Norwood Properties, LLC

**Sponsors:** Harrington and Wilkinson

*Rusty Martin, Senior Planner, presented staff recommendation for rezoning request Z19-002. The request is to be heard by Mayor and Council on March 18, 2019. The applicant is requesting to rezone the property from R-20 and GC to R-15-Conditional for*

2 single-family detached homes. No land use map change is needed.

The applicant is requesting several variances:

1. A reduction in the minimum lot width at the setback line from 85' to 69';
2. A reduction in the minimum front setback from 35' to 25';
3. A reduction in the minimum side setback from 10' to 7.5'; and
4. A reduction in the minimum floor area of the home from 2,000 sq. ft. to 1,800 sq. ft.

Staff are supportive of all the variances.

Staff recommends approval with the following conditions:

*Standard Conditions*

*(Requirements 1, 2, 3, 4, 8, 9, 10, and 17 from Section 1201 of the Zoning Code are 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 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 within any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of two feet shall be provided between the back of curb and sidewalk.*
4. *No debris may be buried on any lot or common area.*
5. *The developer will comply with the City's current tree ordinance (unless notes elsewhere). 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 – 25'*
  - b. *Side – 7.5'*

c. Rear – 35'

10. Driveway – 22' minimum length from building face to back of sidewalk.
11. The right-of-way along Greenridge Street shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Greenridge Street.
12. The developer shall provide a 5' sidewalk with a 2' grass buffer along Green Ridge Street for the length of the development.
13. 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.
14. Approval of the subject property for the R-15 zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 2/8/2019 created by Sean J. Murphy.
15. The architectural style, composition and treatment of the residences shall be in substantial conformity to the renderings/elevations submitted on 1/11/2019. However, should minor modifications be required during the Plan Review process, said modifications shall be subject to the review and approval of the Director of Community Development.

Board member Harrington asked about the sidewalk requirement and the validity of the new site plan. Mr. Martin responded that since Pat Mell has a sidewalk, there could be a connection in the future and in regard to the site plan, if they were to change it in the future, they would be required to come back in front of the board.

Chairman Powell asked the representative for the applicant, to provide an overview of the request. Mr. Sean Murphy came up to speak and emphasized the reasons for the variance requests were to try and keep costs low.

Board member Harrington asked the applicant to clarify who will be caring for the detention ponds. Mr. Murphy responses that the home owner will be responsible for the detention pond maintenance. Board member Harrington also asked about the selling price point. Rick Kolb, also a representative of the applicant, responded that it would be in the high \$200,000s to low \$300,000s.

Chairman Powell asked about the side setback variance request. Mr. Murphy responded that its due to the grading on the site.

Chairman Powell opened the floor for Public Hearing and no one came forward to speak.

Boardmember Cheri Harrington made a motion to approve zoning request Z19-002 - Rezoning from R-20 & GC to R-15-Conditional for two single-family homes at a density of 1.89 units per acre - 1.09 Acres - Land Lot 349 - Greenridge Street - Kimberly Norwood Properties, LLC. Boardmember Leslie Lightfoot seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, David Monroe and Michael Seagraves

**4. Approval of Minutes:****A. [2019-44](#)** Approval of the January 14, 2019 Planning and Zoning Commission Meeting Minutes

Boardmember Earl Rice made a motion to approve the January 14, 2019 Planning and Zoning Commission Meeting Minutes with a second by Boardmember Monty Bye.

The motion to approve was carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, David Monroe and Michael Seagraves

**5. Adjournment**

Chairman Powell adjourned the meeting at 6:17 PM.