



Meeting Minutes - Final  
Planning and Zoning Commission

Monday, December 12, 2016

6:00 PM

Council Chambers

1. Rollcall

**Present:** 7 - Joel Powell, Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Emily Hein Warren

**Absent:** 1 - Cheri Harrington

**Also Present:** 6 - Christiana Craddock, Ken Suddreth, Russell Martin, Joey Staubes, Dan Campbell and Terri Graham

2. Call to Order

Chairman Joel Powell called the December 12, 2016 meeting of the Planning and Zoning Commission to order at 6:02pm.

3. Business

A. 2016-470

**Public Hearing No Vote-** 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

A motion was made by Boardmember Emily Hein Warren to approve with conditions as listed Item 2016-470, a 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 on Land Lot 562 located at Belmont Avenue, Pierce Avenue, Reed Street & Davis Drive by the applicant Traton Homes, LLC; seconded by Boardmember Denny Campo.

The motion carried by the following vote:

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 the City 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. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.

8. No debris may be buried on any lot or common area.

9. 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".

10. 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.

11. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

12. All yards and common areas are to be sodded and landscaped. Irrigate as appropriate.

13. Each individual lot shall have three four-inch caliper trees replanted per lot. 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:

14. The development shall maintain the following setbacks:

- Front - 5'
- Interior Side - 5'
- Street Side - 5'
- Rear - 5'

15. Driveway - 22' minimum length from building face to back of curb.

16. The fronts of all homes must be orientated toward a public street, except for lots #50 thru #55 which must be orientated to the lake. All homes shall have a walkway connecting the front of the home with a public sidewalk.

17. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.

18. The developer shall provide a 5' sidewalk with a 2' grass buffer along Belmont

Avenue, Pierce Avenue, Davis Drive and Reed Street for the length of the development and a 5' sidewalk along the new proposed public street within the subdivision.

19. The developer shall provide new curb and gutter along Belmont Avenue, Pierce Avenue, Davis Drive and Reed Street for the length of the development.

20. The developer shall provide a guardrail along Belmont Avenue as warranted.

21. No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facility shall be solely located on the HOA's property.

22. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

23. Belmont Avenue is not appropriate for use as an impoundment structure for the lake. A new structure (i.e. earthen berm, detention wall, etc..) shall be constructed to maintain the normal pool elevation of the lake and provide stormwater detention.

24. The developer shall remove the portion of the lake along Belmont Avenue that encroaches into the public right-of-way.

25. Mitigation of the encroachment into the 25-foot impervious surface area setback and the undisturbed buffer must be provided at a rate of 1:1 elsewhere on site along the same stream. A separate mitigation site plan must be submitted for approval prior to issuance of a land disturbance permit.

26. Any required environmental permits or variances from other state or federal agencies must be acquired prior to submittal for a land disturbance permit.

27. Approval of the subject property for the RAD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 11/30/2016 created by Gaskins and all zoning stipulations above.

28. The applicant shall build the homes in substantial compliance to the building elevations submitted and dated 11/30/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.

**Aye:** 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Emily Hein Warren

**B. [2016-508](#)**

**Public Hearing** - Zoning Request Z16-022 - Rezoning from LC & CBD to GC - 0.86 Acres - Land Lots 486 & 523 - 1239 Concord Road and 1200 & 1204 Medlin Street - DDP Concord, LLC

A motion was made by Boardmember Emily Hein Warren to approve with conditions Item 2016-508, a Zoning Request (Z16-022) for the Rezoning from LC & CBD to GC on 0.86 Acres on Land Lots 486 & 523 located at 1239 Concord Road and 1200 & 1204 Medlin Street by the applicant DDP Concord, LLC; seconded by Boardmember Earl Rice.

The motion carried by the following vote:

**Aye:** 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Emily Hein Warren

C. [2016-510](#)      **Public Hearing** - Approval of text amendments related to potential issues generated by the Braves Stadium

A motion was made by Boardmember Leslie Lightfoot to approve Item 2016-510, for the approval of text amendments related to potential issues generated by the Braves Stadium; seconded by Boardmember David Monroe.

The motion carried by the following vote:

**Aye:** 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Emily Hein Warren

4. **Approval of Minutes:**

4. Approval of Minutes:

A. [2016-504](#)      Approval of the minutes from the November 14, 2016 meeting of the Planning and Zoning Commission.

A motion was made by Boardmember Ron Roberts to approve the minutes from the November 14, 2016 meeting of the Planning and Zoning Commission; seconded by Boardmember Denny Campo.

The motion carried by the following vote:

**Aye:** 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Emily Hein Warren

5. **Adjournment**

Chairman Joel Powell declared the December 12, 2016 meeting of the Planning and Zoning Commission adjourned at 7:26pm.