



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

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

City Planner Rusty Martin said the property was located in unincorporated Cobb County, off Belmont and Hawthorne Avenues, and Staff would make a recommendation; pending approval by the P&Z Board, it would then go to Mayor and Council on Monday, December 19, 2016 for the Council to approve the rezoning and annexation into the City. Mr. Martin stated that Cobb County had the property zoned as R-20, low-density residential and the applicant was proposing to rezone the property for 55 single-family homes, with a density of 5.17 units/acre and a zoning classification of RAD-Conditional. Mr. Martin further explained the zoning classifications on the surrounding parcels, as well as the implications for the properties under the future land use map and comp plans.

The proposed site plan was shown, and Mr. Martin described the development plans and noted them on the plan, to the east and west sides of the lake on the property. He said the proposed setbacks would be 5 feet and a public street would bisect the eastern portion of the property, running from Belmont to Pierce Avenue, and it would have 22 parallel parking spaces along it. He said the development would also have private drives for the rear-loaded driveways, to be owned and maintained by the HOA. The lots on the perimeter of the property would face the existing county/city streets, and the lake would remain and be modified to serve as a stormwater management facility for the site (which requires a stream buffer). He also notated the proposed open spaces, preservation areas around the lake and two additional pocket parks on Reed Street at the intersections with Belmont and Pierce. He said the total open space was about 4.6 acres. Mr. Rusty Martin said along with the requested zoning change there would be several variances needed, ranging from setbacks to

lot requirements, impervious surface area, and stream buffer encroachments, all of which would be addressed in the staff recommendation. He showed a rendering of the proposed homes and pictures of the subject property and adjacent properties. City Planner Rusty Martin concluded that Community Development recommends approval of the rezoning classification with conditions, listed below.

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.

Boardmember Ron Roberts asked about the possibility of the area being considered a wetlands area, and if there would be any potential for that to impact the site plan as it exists. City Planner Rusty Martin replied that the City Engineer, Eric Randall, had reached out to the state about that issue and had received no response back to them with regards to that area. He said there was a stipulation in the staff recommendation that addressed that issue, should it come up in the future.

Chairman Joel Powell asked how much of the 4.7 acres of green space were underwater, and City Planner Rusty Martin said the City Engineer would have to answer that. Chairman Powell also asked about the sewer pump station in the area, and if the development would feed into that, and Mr. Martin said yes, it would. Chairman Powell asked if there were concerns about improvements that could be necessary for the structure to function with the new capacity, and Mr. Martin replied that Public Works Director Scott Stokes had looked into that, and he did not believe capacity was going to be a problem.

Mr. Kevin Moore, attorney for Traton Homes, came to the podium to speak further on the rezoning request. He said the applicant was agreeable to all the conditions staff listed, and he noted for any citizens who had interest or concern about the development that nothing in the plan could be changed without going through the approval process again (e.g., the site plan, elevations, style composition, orientation of lots, etc.) He said this type of development had been seen in most of the redevelopment of the Williams Park area. He emphasized that the orientation of the homes on the lots towards the public streets provided more engagement with the surrounding neighborhood and did not close off the development. He said as far as the environmental aspect was concerned in regards to the property, they were leaving the lake in tact and using it as a positive amenity to enhance the development, as well as a useful structure for stormwater management. He also noted the setbacks and improvements to the streetscape via new sidewalks and curb guttering, promoting a walkable, pedestrian friendly neighborhood to encourage connectivity through downtown Smyrna. Mr. Moore mentioned that the projected pricepoint for the homes would be \$400K and up. He respectfully requested on behalf of Traton Homes that the Commission approve the rezoning so it could move forward to Mayor and Council.

Boardmember Ron Roberts asked if there would be soft trails around the lake, and Mr. Moore responded that they would have to work within the buffers around the lake, but yes there would be soft trails.

Boardmember Emily Hein Warren asked if the pocket parks on the corners would be private to the development or if they could be used by the rest of the community as well. Mr. Kevin Moore replied that the parks would be owned by the HOA, and there would be decorative benches and short fences around the park areas. Boardmember Hein Warren asked if the short fencing would block others from being able to use the benches and the park area, and Mr. Moore responded that no, the fence would have a break in it to connect it to the sidewalks. She asked if the lake would have access to a public sidewalk or would the lake be private to the community, and Mr. Moore replied that the lake would be owned by the HOA, a private entity, therefore it would be deemed private, however it would not be walled off or fenced off, and would be accessible by the public (neighbors). He said there would be no fence other than

something required by a governmental agency for safety reasons or environmental reasons.

Boardmember Denny Campo asked if there would be a variety of floor plans and models in the neighborhood and inquired about the square footage of the homes. Mr. Kevin Moore responded that most of the homes would be in the 2500 square foot range, and the homes would have different designs for the interiors, and Traton intended to create a home development that looks like it has been there for years, therefore the homes would have different elevations so that they look similar in terms of their features, but different enough to provide variety.

Boardmember David Monroe inquired about additional parking for homeowners' guests, and Mr. Moore said the public street would have parallel parking down both sides, and that each rear entry drive led to a two-car garage and also had space for two cars to park on the driveway. He stated that Public Works and the Smyrna Fire Department were satisfied with the parking provided.

Chairman Joel Powell asked for more information regarding the improvements to the lake, and Mr. Kevin Moore stated that once the work is completed on the lake, it would not be noticeable that any work had occurred, other than the areas around the lake looking more cleaned up. He added that a dam would need to be constructed, but it would not be unsightly, and that would be the main piece of work that has to be done to make sure the lake is maintained. He also said they would be creating more capacity in the lake to meet stormwater control requirements. He said the improvements for the lake had been studied extensively and they were confident in their plans.

Boardmember Ron Roberts inquired about the timeline for the development, and Mr. Kevin Moore responded that if it was approved, then they would be closing in the 1st quarter of 2017 and begin the permitting process then. He said overall timeframe would be 2 years.

Chairman Joel Powell announced the public hearing and asked if there was anyone who wished to speak on the item.

A resident from the neighborhood came forward to express concerns about the traffic, especially with the recent loss of the Dixie Avenue redlight. She said there was a lot of cut-through traffic in their neighborhood, and she had concerns about the light at the RR track already being extremely backed up during rush hour. She also expressed concerns about the pump station and its capacity with the addition of the 55 single family homes. She said she thought the project was great, despite her concerns. She also asked about the access to the homes on the west part of the development and if there would be fencing around the lake on Belmont Avenue to keep the children safe who play around that area. She concluded that she was in favor of the project, but wanted to express her concerns.

Mr. Andy Bennett, a neighbor from 1352 Pierce Avenue, stepped forward to express concerns about the density of the property. He also stated there was an old apple orchard on the east side of the property and he wanted to know if those trees were going to be preserved. He said he was in favor of the development but hoped the natural components of the property would be saved and kept. He said he was pleased with the pricepoint of the homes.

Mr. Keith Bentley, resident of Williams Park, came forward to say he appreciated the developer speaking with the surrounding neighbors about the development, and he echoed what other persons stated about the development. He said he appreciated

the preservation of the lake. He had one request, that a stipulation be added to not allow privacy fences in the development, as they close off properties and do not allow for an interactive neighborhood.

Ms. Maris Tatum, a resident of Pierce Avenue, asked if there would be sidewalks on all four corners, and Mr. Rusty Martin answered yes. She said she was concerned about the density of the development as well.

Ms. Nicole Bennett, resident of 1352 Pierce Avenue, expressed similar concerns about the privacy fences and the density. She said the density was not in keeping with the surrounding area, and the developer should keep within what the current zoning allows, 4.5 units/acre. She said the surrounding lots were very large and the density for 55 homes in this development was not appropriate. She also asked about the tree plan. She concluded that she welcomed the redevelopment, but found the density to be too tight.

Chairman Joel Powell expressed the Board's gratitude for the politeness and positivity of all the residents who spoke and asked the applicant to come forward to address the questions raised.

Attorney Kevin Moore said their proposal had been reviewed by City Engineer Eric Randall, who found there to be no adverse affect from the additional vehicles in the area, and there were multiple avenues and access points for traffic. He said infrastructure improvements would be taken over by the City if they saw fit, but those issues were beyond the applicant's control. Chairman Joel Powell said he would like to have a better answer regarding the traffic concerns when the item goes before Mayor and Council, and Community Development Director Ken Suddreth said that he would make sure the City Engineer attended the work session to discuss this on Thursday.

Chairman Joel Powell asked the applicant to address the questions about fencing. Mr. Kevin Moore said there would be no private fences in the covenants for the development, and he would be happy to make sure it was included in the stipulations and conditions for the zoning. He said as far as fencing the lake, their goal is to make the lake look attractive, as it is one of the major components of the neighborhood, but would also have to abide by any regulations placed on them in regards to the lake. He said there would be a lot of tree planting as a result of the development, and they would do as much as they could to keep the existing trees. He added there were some trees along the road that Public Works indicated would need to come down.

Boardmember Emily Hein Warren clarified that there would be no privacy fencing notated in the covenants for the HOA, and Mr. Moore said that was correct. She also asked about the lakefront property lines and if homeowners could build out decks to the lakefront, and Mr. Moore replied they could not, and that would also be in the covenants.

Chairman Joel Powell asked about the access from Davis and Pierce Drive to the nine homes on the west side of the development, and Mr. Moore said there would be a private drive off of Pierce Avenue for those homes.

Community Development Director Ken Suddreth addressed the density issue, noting that the current zoning calls for 4.5 units/acre, and their proposed plan is a little over 5 units/acre. He said if you look at other developments in Smyrna, most are not 4.5 units/acre, and the densities have hovered in similar measurements. He said staff believed the proposed density to be appropriate and fair in order for Traton Homes to

save the lake and execute their plan, and to change the plan to fit the current density requirements would only lower the neighborhood by 6-7 houses. Mr. Kevin Moore said their original plan was to have a development with a combination of townhomes and 88 single family homes, but after their initial meetings they went back to put together a better plan for the property. Chairman Joel Powell thanked the applicant for reconsidering their original plan and coming back with a more amenable plan for the property.

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.

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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.
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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

City Planner Rusty Martin said the applicant, DDP Yoga, was requesting a zoning change from Light Commercial to General Commercial to add some additional uses to their business. He said several years ago, the applicant was approved for a variance to renovate their existing office building and turn it into a video production studio for filming their workouts, streaming them online, editing the videos, etc. When they were going through the variance process, the applicant asked Staff about the possibility of adding some other uses in the future, such as retail sales, instructional cooking classes, and renting the facility out for special events. During those discussions, staff said those uses would put the applicant into a different zoning category, and they would need to get their property rezoned when they came to that point, which they are at now. Mr. Martin further explained that they were requesting the rezoning to modify their classification to allow the uses stated previously. He said they have ample parking and no building renovations or improvements would be associated with the rezoning. He said staff recommended approval with the following conditions of prohibited uses for the property:

- ☐ Automotive sales/repair
- ☐ Automobile wash service
- ☐ Boarding and breeding kennels
- ☐ Dry cleaning plants
- ☐ Adult Novelty Stores & Adult Entertainment
- ☐ Pawnshops
- ☐ Check Cashing Stores
- ☐ Pool Hall or Arcade
- ☐ Service stations
- ☐ Coin Operated Laundry
- ☐ Composting Facility
- ☐ Funeral Homes
- ☐ Group Homes
- ☐ Shelter for the Homeless
- ☐ Package Store
- ☐ Tattoo Parlor
- ☐ Truck Rental, Sales, Service or Repairs
- ☐ Motorcycle Sales, Service or Repairs
- ☐ Tire Sales or Services

- ☐ Taxi Stands (including storage and repair of vehicles)
- ☐ Self-Storage Facilities
- ☐ Massage Parlor

City Planner Rusty Martin concluded that similar uses were listed as prohibited whenever a property butts a residential area so there is no negative impact on the residents.

Boardmember Emily Hein Warren asked if there were stipulations for hours of operation if they rented the facility out, and Mr. Martin said right now staff does not restrict that, but there is a noise ordinance in place that requires a certain decibel level of noise at certain times, and if there was ever an issue, it would be reviewed by a Code Enforcement marshal, and they would check the levels and handle it accordingly.

Chairman Joel Powell asked if there was a concern with the restricted use of a massage parlor, being that the yoga studio had therapy rooms, which would naturally lend themselves to massage and sports therapy. City Planner Rusty Martin replied that the main issue is that the use is not the sole use of the building, as in for a single occupant. Community Development Director Ken Suddreth replied that Mr. Martin was correct, and as the massage therapy is a part of the whole DDP Yoga program, there would be no issue with that.

Mr. Rusty Martin noted that although the applicant was not present, he was notified of the hearing.

Chairman Joel Powell announced the public hearing and asked if there was anyone present who wished to speak on the item, and there was no one.

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

Community Development Director Ken Suddreth said he had received a packet of information from Cobb County in March 2016 regarding the amendments they thought necessary for the new Braves/Battery development. He said staff reviewed them against ordinances the City already had in place to determine which items were already addressed adequately by the City's ordinances and which items needed additional text. He said the first item needed addressing was in regards to event parking, where businesses rent out their parking spaces. He said they are asking for a new definition in the zoning ordinance that would require registration to operate parking in a business lot. He said there would be no fee attached, but the business would have to register with the City and there would be specific requirements involving parking standards, emergencies, staffing, monitoring, and sanitation services.

Mr. Ken Suddreth said the second amendment comes from the Chief of Police and is a booting ordinance. He said the basic rationale behind the amendment is to give the

City the ability to set a standard so people are treated fairly. He added that Staff feels this is a timely issue because there may be some issues with people trying to boot cars unnecessarily, and this establishes a procedure for that. The proposed amendment mentions having signage in the parking lot, a maximum allowable fee, and outlines all of the things you are allowed to do, as well as establishes a licensing application and penalties. He also added that the City Attorney was involved with this process and he is comfortable with the direction they are moving forward with.

Chairman Joel Powell asked if anyone had looked at what number of establishments may or may not be interested in this type of parking, and Mr. Ken Suddreth said they had not, and one of the reasons for establishing a registration process is to determine who is interested, while at the same time providing standards to make sure the lots are kept clean, don't tie up traffic, and are monitored.

Boardmember David Monroe asked how property and business owners would be notified of this new process, and Mr. Ken Suddreth replied they would do the best they could to notify through the website, social media, and other news outlets.

Boardmember Emily Hein Warren asked if there were any stipulations for residential properties renting their driveway space, and Mr. Ken Suddreth said no, the ordinance only applied to commercial properties. She also inquired if a restaurant, for example, wanted to provide a shuttle and a special dinner/drink feature for patrons would they be subject to the ordinance, and Mr. Ken Suddreth said yes, they would have to register.

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

Mr. Ken Suddreth announced that Mr. Joel Powell had been asked, and had accepted, to continue as Chairman of the Planning and Zoning Commission for another term. He wished everyone Happy Holidays and Merry Christmas.

Chairman Joel Powell welcomed and thanked Ms. Christiana Craddock, Assistant to

the City Administrator, for being present to take the official meeting minutes.

Mr. Ken Suddreth announced that they had hired a new planner who would be starting next week.

Chairman Joel Powell wished everyone a Merry Christmas.

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