



## Meeting Minutes - Final

### Planning and Zoning Commission

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Monday, January 9, 2017

6:00 PM

Council Chambers

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#### 1. Roll Call

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

**Absent:** 1 - Earl Rice

**Also Present:** 5 - Ken Suddreth, Russell Martin, Joey Staubes, Heather Corn and Bob Summerville

#### 2. Call to Order

Chairman Joel Powell called the meeting of the Planning and Zoning Board to order at 6:01PM.

#### 3. Business

##### A. Public Hearing - Zoning Request Z17-001 - Rezoning from GC & R-15 to GC for a 10,000 sf commercial building - 1.1 Acres - Land Lot 491 - 2264 Atlanta Road - Ray's Five Star, LLC

**Sponsors:** Anulewicz and Hein Warren

*Senior Planner Rusty Martin gave the following background for this item:*

*This item is a public hearing for a zoning request Z17-001 for the rezoning from GC & R-15 to GC for a 10,000 sf commercial building on 1.1 Acres, Land Lot 491 located at 2264 Atlanta Road for Ray's Five Star, LLC.*

*Ray's Five Star, LLC is requesting to rezone the property at 2264 Atlanta Road from GC & R-15 to GC for the development of a one-story, 10,000 sq. ft. commercial building.*

*Mr. Martin reviewed the Site Plan, the Elevations, pictures of the subject property and showed the zoning map.*

*Staff recommends approval with the following conditions:*

*Standard Conditions*

*(Requirement #1, 2, 3, 4, 8, 9, 10, 12, 16 and 17 from Section 1201 of the Zoning Code is 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 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.*

*The grass buffer may be waived if it is deemed unnecessary by the City Engineer.*

*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.*

*Special Conditions*

*8. The development shall maintain the following minimum setbacks:*

*Front - 50'*

*Side - 10'*

*Rear - 30'*

*9. Any proposed dumpsters shall be surrounded by a three-sided brick or stucco enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.*

*10. Any utility boxes, HVAC components, or accessory components to the commercial building shall be screened from the public right-of-ways and adjoining property owners.*

*11. The commercial building shall have entry doors along Atlanta Road.*

*12. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.*

*13. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director.*

*14. The right-of-ways along Atlanta Road and Belmont Circle shall be increased to include all sidewalks in the public right-of-way. Therefore, a small dedication may be required.*

*15. The developer shall provide a 5' sidewalk with a 2' grass buffer along Belmont Circle and Atlanta Road for the length of the development.*

*16. Approval of the subject property for the General Commercial (GC) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 12/14/2016 created by KSi Design Group, Inc. The applicant shall be bound to the building material and architectural features illustrated on the elevations titled "Ray's Package Store" and submitted 12/14/2016. If there is any change to the elevations, it must be approved by the Director of Community Development.*

*This item will go before Mayor and Council at the February 20th meeting.*

*There were no questions for Mr. Martin from the Board at this time.*

*The applicant came forward and explained the plan for the building, where he is currently located and the reason for the move to the new location.*

*Chairman Powell reiterated that the applicant was a current business moving to a new location.*

*Boardmember Roberts asked what the plans were for the part of the building not noted as a liquor store. The applicant said he has no plans at this time and would probably decide in about 5 - 7 years.*

*There was discussion regarding meeting the requirements for the alcohol permit and he is currently at 307 feet with the requirement being set at 300 feet.*

*Chairman Powell called the Public Hearing and Ms. Patricia Strickland came forward expressing her approval for this relocation and rebuild of the existing car wash.*

*A motion was made by Boardmember Emily Hein Warren to approve item 2017-22, a Zoning Request (Z17-001) for the rezoning from GC & R-15 to GC for a 10,000 sf commercial building on 1.1 Acres, Land Lot 491 located at 2264 Atlanta Road for Ray's Five Star, LLC with recommended conditions as read aloud; seconded by Boardmember Leslie Lightfoot.*

*The motion carried by the following vote:*

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

**Absent:** 1 - Earl Rice

**4. Approval of Minutes:**

**A. Approval of the December 12, 2016 Planning and Zoning Commission Meeting Minutes**

A motion was made by Boardmember Ron Roberts to approve item 2017-23 for the approval of the December 12, 2016 Planning and Zoning Commission Meeting Minutes; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

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

**Absent:** 1 - Earl Rice

**5. Adjournment**

*Chairman Powell noted that Boardmember Earl Rice was out sick.*

*Community Development Director Ken Suddreth introduced their new Planner I, Mr. Bob Summerville.*

Chairman Joel Powell adjourned the meeting of the Planning and Zoning Board at 7:26PM.