



## Meeting Minutes - Final Planning and Zoning Commission

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Monday, March 14, 2016

6:00 PM

Council Chambers

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### 1. Roll Call

**Present:** 7 - Joel Powell, Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

**Also Present:** 4 - Ken Suddreth, Russell Martin, Joey Staubes and Heather Corn

### 2. Call to Order

Chairman Joel Powell called the March 14, 2016 meeting of the Planning and Zoning Board to order at 6:00PM.

### 3. Business

- A. Public Hearing - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of two (2) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. This zoning request was tabled from the June 13, 2016 Planning and Zoning Board Meeting at the request of staff.

**Sponsors:** Anulewicz

A motion was made by Boardmember Ron Roberts to table until the April 11, 2016 Planning and Zoning Board meeting, at staff request, item 2015-125 a zoning request (Z15-003) for the rezoning of the subject property from R-15 to RAD-Conditional for the development of two (2) single-family homes on 1.31 Acres on Land Lot 592 located at 1514 Hawthorne Avenue by the applicant Tuley & Tuley, Inc; seconded by Boardmember Cheri Harrington. This motion carried by the following vote:

**Aye:** 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Park Ellis and Cheri Harrington

- B. Public Hearing - Zoning Request Z16-002 - Rezoning from GC to RTD-Conditional for the construction of 68 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road - Prime Interest, Inc. - This zoning item is to be tabled to the Tuesday, January 17, 2017 City Council Meeting at the request of the applicant.

**Sponsors:** Fennel

A motion was made by Boardmember Ron Roberts to table until the April 11, 2016 Planning and Zoning Board meeting 2016-40 Public Hearing - Zoning Request Z16-002 - Rezoning from GC to RTD-Conditional for the construction of 72 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 &

4780 Camp Highland Road - Prime Interest, Inc. - This zoning request will be tabled to the April 11, 2016 Planning and Zoning Board Meeting at the request of the applicant.

**Aye:** 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Park Ellis and Cheri Harrington

**C.**

Approval of subdivision plat for two residential lots in the R-15 zoning district - 1.08 Acres - Land Lot 524 - 3154 Dunn Street - John Bradford

**Sponsors:** Stoner

*This item is for the approval of subdivision plat for two residential lots in the R-15 zoning district on 1.08 Acres, Land Lot 524 located at 3154 Dunn Street by the applicant John Bradford*

*The applicant is proposing to split one lot into two lots and retain the existing R-15 zoning at 3154 Dunn Street. The applicant requests a variance to reduce the minimum lot width requirement from 85 feet to 75 feet for the creation of a two lot subdivision on the subject property. The minimum lot width of 85 feet is based upon the zoning standards associated with the R-15 zoning district. The subject property is currently zoned R-15, has an area of 1.08 acres, and a lot width of 150 feet. The subject property currently consists of a single family house and accessory buildings. No land use change is necessary as the proposed lot split is 1.85 units per acre and up to 3 units per acre is allowed.*

*The Planning and Zoning Board recommended approval of the subdivision at the March 14, 2016 meeting by a vote of 7-0. The Planning and Zoning Board approved the subdivision for two residential lots March 14, 2016 by a vote of 7-0.*

*Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district with the exception of the lot width reduction. Community Development has analyzed the lot width reduction and found it to be in conformance with the existing neighborhood character, and therefore recommends approval of the requested subdivision and lot split reduction with the following conditions:*

- 1. Approval shall be conditioned upon substantial compliance with the site plan submitted for plat approval on 2/4/16.*
- 2. Approval shall be conditioned upon the front elevations utilizing different building materials and colors, as well as other accents that differentiate the two homes. Joey Staubes also noted this is the last lot in this subdivision to be developed. There is a single family home on the property now that splits the proposed lot line. The elevations were shown with side entry garages, existing structure pictures were shown as were adjacent property pictures.*

*The applicant was in attendance and spoke about building the home for his family and the other would be for his mother. His home would have a basement. All water will be curbed to the front street. The home plans were the same but he is happy to change the elevations somewhat as needed. His home will also have a three car garage and his mother's will have a two car garage.*

*There were no questions from the Board.*

*Chairman Joel Powell called the Public Hearing and J. Hollyfield came to the podium. She stated she lives two homes up from the project and she commented that the previous resident, Ruby Wilson lived on the property until the age of 96 years old.*

*Boardmember Cheri Harrington made a motion to approve item 2016-116, for the approval of subdivision plat for two residential lots in the R-15 zoning district on 1.08 Acres, Land Lot 524 located at 3154 Dunn Street by applicant John Bradford; seconded by Boardmember Leslie Lightfoot. The motion carried by the following vote:*

**Aye:** 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Park Ellis and Cheri Harrington

**D. Public Hearing - Zoning Request Z16-003 - Rezoning from Light Industrial (LI) to RAD-Conditional for one single-family residence - 0.25 Acres - Land Lot 594 - 2963 & 2965 Elizabeth Street - Greg Williams**

**Sponsors:** Anulewicz

*This item is for a zoning request (Z16-003) for the rezoning from Light Industrial (LI) to RAD-Conditional for one single-family residence on 0.25 Acres, Land Lot 594 located at 2963 & 2965 Elizabeth Street by the applicant Greg Williams.*

*Greg Williams is requesting a rezoning for 2963 & 2965 Elizabeth Street from LI to RAD-Conditional for the demolition of the existing home and the construction of one single-family home at a density of 4 units per acre. The applicant plans to consolidate 2963 & 2965 Elizabeth Street into one residential lot and construct a new single-family home. The down zoning of the property from an industrial zoning designation to a single-family residential zoning designation brings the property into conformity with existing conditions of the area.*

*Community Development recommends approval of the rezoning the subject property from LI to RAD-Conditional for one single-family home at a density of 4 units per acre with the following conditions:*

**Standard Conditions**

*(Requirement #2, 3, 4, 5, 8, 9, 10, 12, 16 and 17 from Section 1201 of the Zoning Code is not applicable)*

- 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.*
- 2. 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.*
- 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. 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.*
- 5. No debris may be buried on any lot or common area.*
- 6. 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.*
- 7. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
- 8. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*

**Special Conditions**

- 9. The development shall maintain the following minimum setbacks:*

*Front - 15' (from the Elizabeth Street Extension Easement)*

*Side - 10'*

*Rear - 30'*

- 10. The home shall have a minimum floor area of 1800 sq. ft.*
- 11. The new proposed home shall not exceed two-stories in height.*
- 12. Mitigation of the ±924 square foot encroachment into the 25-foot impervious surface area setback 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.

13. Approval of the subject property for the RAD-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 2/12/2016.

14. The applicant shall be bound to the elevations submitted and dated 2/12/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.

Community Development Senior Planner Rusty Martin came forward and gave some additional background for this item. He remarked that this was located at southern end of Elizabeth Street at the terminus and there was one single family home on property. The applicant planned on consolidating two lots and would be tearing down the old home and building a new home. The future development map was shown and it was noted that the applicant was not proposing a change to that plan.

All adjoining properties are Moderate Density. He reviewed the variances for the property as well. Existing property pictures were shown as were elevations.

Boardmember Ron Roberts had a question regarding the easement and it was mentioned that Scott Stokes, Public Works Director was still trying to work out if the easement was public or private. This issue would delay construction until resolved.

Applicant Greg Williams came forward and remarked that he was asked to design a home by owner. They would be combining the two small lots to one larger buildable lot with one new home that would be placed as far away from the stream buffer as possible. The easement has a name: Elizabeth Street Extension. There is an additional request for a three car garage within the same footprint.

Chairman Joel Powell asked if this was a custom design home to fit this footprint and the response was in the affirmative.

He called the Public Hearing and Keith on Gilbert Street in Williams Park came to the podium to speak. He spoke about this property being a trouble spot with two abandoned houses. He remarked that it was a narrow street with a one way dead end and he had traffic concerns. Additionally he had a few questions regarding the Light Industrial zoning.

Planning and Zoning Director Ken Suddreth remarked that by the end of 2017 there would be an update to the comprehensive plan which would include the zoning plan. The update will include going back and taking a look at certain areas and under a quarter on an acre would not be able to be occupied by LI

Jack from 2947 Elizabeth Street came to the podium and said he had no broad concerns and felt that consolidating the lots was good for the neighborhood. He stated his backyard was across that stream on the property and he would like the home to be placed at a different angle. Mr. Suddreth suggested he work with the applicant about placement of home.

A motion was made by Boardmember Ron Roberts to approve item 2016-132 (Zoning Request Z16-003) for the rezoning from Light Industrial (LI) to RAD-Conditional for one single-family residence on 0.25 Acres, Land Lot 594 located at 2963 & 2965 Elizabeth Street by the applicant Greg Williams; seconded by Board Member Denny Campo. The motion carried by the following vote:

**Aye:** 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Park Ellis and Cheri Harrington

#### **4. Approval of Minutes:**

##### **A. Approval of the February 8, 2016 Planning And Zoning Board Meeting Minutes**

A motion was made by Boardmember Leslie Lightfoot to approve the February 8, 2016 Planning And Zoning Board Meeting Minutes, seconded by Boardmember Cheri Harrington. The motion carried by the following vote:

**Aye:** 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Park Ellis and Cheri Harrington

## **5. Adjournment**

*Mr. Suddreth remarked that code compliance officer Mellanie Fouts had taken early retirement. They were in the process of replacing her and she had been with the City for 16 years.*

Chairman Joel Powell adjourned the meeting at 6:35 PM