



Meeting Minutes - Final Planning and Zoning Commission

Monday, April 10, 2017

6:00 PM

Council Chambers

1. Roll Call

Present: 8 - Denny Campo, Ron Roberts, Joel Powell, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

Also Present: 6 - Ken Suddreth, Russell Martin, Joey Staubes, Tom Boland, Bob Summerville and Heather Corn

2. Call to Order

Chairman Joel Powell called the April 10, 2017 meeting of the Planning and Zoning Commission to order at 6:00pm.

3. Business

A. [2017-133](#)

Public Hearing - Zoning Request Z17-007 - Rezoning from R-15 to RAD-Conditional for the development of two single-family residences - 0.384 Acres - Land Lot 664 - 2611 Argo Drive - Anthony Lim

Sponsors: Anulewicz

Senior Planner Rusty Martin reviewed the following information regarding this item: This item is a zoning request (Z17-007) for the rezoning from R-15 to RAD-Conditional for the development of two single-family residences on 0.384 Acres, Land Lot 664 located at 2611 Argo Drive by the applicant Anthony Lim.

Mr. Anthony Lim is requesting rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 5.2 units per acre on an existing vacant lot on Argo Drive. The proposed homes will be accessed from Bates Argo Drive through individual private drive ways. The applicant has submitted building elevations and floor plans in the rezoning application. The submitted elevations reflect a more traditional style two-story home with a mixture of exterior façade materials and architectural elements. The new homes will enhance the architectural standards of the general neighborhood.

The proposed lots for the rezoning will be 8,421 sq. ft. (lot #1) and 8,319 sq. ft. (lot #2). The proposed lots will require several variances from the requirements of the RAD zoning district. These variances include the following: 1) a reduction in the minimum lot size from 15,000 sq. ft. to 8,000 sq. ft. and 2) a reduction in the minimum lot width from 100' to 47'. These deviations are reflected in Table 1 above. The proposed setbacks are consistent with the minimum setbacks for the RAD zoning district. Community Development has reviewed the requested variances and is supportive of both variances due to the geometry of the lot and its proximity to Medium Density Residential on City's Future Development Map. However, Community Development would prefer to see the minimum lot width be increased to 50' (which is achievable) to maintain the precedent established in other infill developments. Community Development has provided a zoning stipulation in the recommendation below that the minimum lot width be a minimum of 50'.

The applicant has proposed individual stormwater management facilities for each home of the development. The City Engineer will review and approve all stormwater management plans prior to the construction of the single-family homes.

The proposed rezoning would provide for 2 residences at an overall density of 5.2 units per acre. This density is a little higher when compared to other previously approved infill developments in the city. Table 2, shows the infill development in the city as it relates to density, lot size and lot width.

Community Development has reviewed the zoning proposal against recent infill development and the City's Future Development Plan. The subject property almost adjoins a property with an RAD zoning designation and does adjoin property with a Future Land Use designation for Medium Density Residential.

Community Development recommends approval of the request rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 5.2 units per acre with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 8, 9, 10 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. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank siding for any elevation facing these roads.*
- 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.*
- 5. No debris may be buried on any lot or common area.*
- 6. 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.*
- 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.*
- 9. 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, unless otherwise approved by the City's Arborist. 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

- 10. The development shall maintain the following setbacks:*

Front - 35'

Side - 10'

Rear - 30'

- 11. Driveway - 22' minimum length from building face to back of sidewalk.*

- 12. The development shall be developed with a minimum lot size of 8,000 square feet.*

- 13. The development shall be developed with a minim lot width as the setback line of*

50'.

14. *The homes shall have a minimum floor area of 1,800 sq. ft.*

15. *The developer shall provide a 5' sidewalk with a 2' grass buffer along Argo Drive for the length of the development.*

16. *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.*

17. *Approval of the subject property for the RAD zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 3/10/2017 created by Survey Land Express, Inc. All listed stipulations above shall be addressed during the plan review process.*

18. *The homes shall be built in substantial compliance with the elevations submitted and dated 3/10/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.*

There were no questions about the presentation from the Board.

The applicant came forward, introduced himself and was asked by Boardmember Campo if he was aware that he would have to maintain the 50' buffer. He said he was aware and agreed to it.

The public hearing was called and no one came forward to speak in opposition to or make comment regarding this item.

A motion was made by Boardmember Emily Hein Warren to approve item 2017-133 for a zoning request (Z17-007) for the rezoning from R-15 to RAD-Conditional for the development of two single-family residences on 0.384 Acres, Land Lot 664 located at 2611 Argo Drive by the applicant Anthony Lim; seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

B. [2017-134](#)

Public Hearing - Zoning Request Z17-006 - Rezoning from CBD-Conditional to RAD-Conditional for three single-family residences - 0.76 Acres - Land Lot 486 - 3071 and 3075 Nichols Street - Rick Kolb & Kimberly Norwood

Sponsors: Anulewicz

Boardmember Ron Roberts made a motion to postpone this item to the end of the Agenda to allow the applicants to arrive due to traffic; seconded by Boardmember Emily Hein Warren.

This motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

Senior Planner Rusty Martin reviewed the item and gave the following background:

This item is a zoning request (Z17-006) for the rezoning from CBD-Conditional to RAD-Conditional for three single-family residences on 0.76 Acres, Land Lot 486 located at 3071 and 3075 Nichols Street by the applicants Rick Kolb & Kimberly Norwood.

Rick Kolb and Kimberly Norwood are requesting the rezoning of 0.76 acres at 3071 and 3075 Nichols Street from CBD-Conditional to RAD-Conditional for the development of three single-family homes at a density of 3.95 units per acre. Each home in the proposed development will be accessed from Nichols Street via individual driveways.

The conceptual building plans submitted with the rezoning, indicate residential elevations will employ a variety of building materials and architectural features that will enhance the architectural standards of the general neighborhood.

In 2008, the subject property was part of an assemblage and was rezoned (Z08-001) to CBD-Conditional for the construction a parking lot that would support a mixed use building (medical office space with condominiums above) on Concord Road. The planned development never came to fruition and the subject property went into foreclosure. The adjoining properties along Medlin Street were part of the original assemblage and were subsequently rezoned from the parking area to four detached single-family homes in 2012 (Zoning Case Z12-002) and 2013 (Zoning Case Z13-012). The homes have been constructed and are currently occupied by residents.

In 2008, the subject property was part of an assemblage and was rezoned (Z08-001) to CBD-Conditional for the construction a parking lot that would support a mixed use building (medical office space with condominiums above) on Concord Road. The planned development never came to fruition and the subject property went into foreclosure. The adjoining properties along Medlin Street were part of the original assemblage and were subsequently rezoned from the parking area to four detached single-family homes in 2012 (Zoning Case Z12-002) and 2013 (Zoning Case Z13-012). The homes have been constructed and are currently occupied by residents in a subdivision known as Medlin Park.

The proposed rezoning would provide for the development of three single-family detached residences with a minimum lot size of approximately 9,300 square feet in area. Each home in the proposed development will be accessed from Nichols Street via individual driveways. The conceptual building plans submitted with the rezoning, indicate residential elevations will employ a variety of building materials and architectural features that will enhance the architectural standards of the general neighborhood.

The proposed lots for the rezoning will be 10,353 sq. ft., 10,131 sq. ft. and 9,303 sq. ft.. The proposed lots will require several variances from the zoning requirements of the RAD zoning district. These variances include the following: 1) a reduction in the minimum lot size from 15,000 sq. ft. to 9,000 sq. ft.; 2) a reduction in the minimum lot width at the setback line from 100' to 82'; 3) a reduction in the minimum front setback from 35' to 25' for lots #1 and #2 and 15' for lot #3; and 4) a reduction in the minimum rear setback from 30' to 25' for lots #1 and #2 and 20' for lot #3. These deviations are reflected in Table 1 above. Community Development is supportive of the requested variances due to the lot geometry and variances being in-line with other infill developments.

The applicant has provided a conceptual zoning plan (which shows proposed grading and stormwater management facilities) and tree plan with the rezoning application. City staff has reviewed the plans and has provided comments to Community Development to be incorporated into the zoning conditions. Each home will have individual underground stormwater management facilities. The City Engineer will review and approve all stormwater management facilities prior to the issuance of development permits.

The proposed rezoning would provide for three residences at an overall density of 3.95 units per acre. The proposed density and lot requirements are comparable to other previously approved infill developments in the area and are within the future land use designation for the surrounding area. Table 2 shows the proposed rezoning is inline with the infill development in the immediate area as it relates to density, lot size and lot width.

The rezoning is consistent with City's Future Development Plan. Therefore, the Community Development recommends approval of the rezoning the subject property from CBD-Conditional to RAD-Conditional for three detached single-family units at a density of 3.95 units per acre with the following conditions:

Community Development recommends approval of the rezoning the subject property from CBD-Conditional to RAD-Conditional for three detached single-family units at a density of 3.95 units per acre with the following conditions:

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. 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.
 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.
 9. 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*
10. The development shall maintain the following minimum setbacks:
Front - 25' (Lots #1 & #2) and 15' (Lot #3)
Side - 10'
Rear - 25' (Lots #1 & #2) and 20' (Lot #3)
 11. Each home will be a minimum of 1,800 square feet in floor area.
 12. The final plat for the development shall include a right-of-way dedication of 10' along Nichols Street.
 13. The approval of the rezoning of the subject property shall be in substantial conformity to the site plan submitted on March 10, 2017, titled Nichols Heights Subdivision and created by Sean Murphy. Should there be any changes during Plan Review which require minor site plan revisions; any such changes shall be subject to the review and approval of the Director of Community Development.
 14. The architectural style, composition and treatment of the residences shall be in substantial conformity to the renderings/elevations submitted on March 10, 2017. 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.
- There were no questions from the board regarding the background.
The applicants came forward and introduced themselves.
The public hearing was called and no one came forward to speak in opposition to or in favor of this item.*

A motion was made by Boardmember Emily Hein Warren to approve item 2017-134 for a zoning request (Z17-006) for the rezoning from CBD-Conditional to RAD-Conditional for three single-family residences on 0.76 Acres, Land Lot 486 located at 3071 and 3075 Nichols Street by the applicants Rick Kolb & Kimberly Norwood with conditions

as reviewed and read aloud; seconded by Boardmember Leslie Lightfoot.
The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

C. [2017-135](#)

Public Hearing - Zoning Request Z17-004 - Rezoning from NS-Conditional to NS-Conditional for the development of a 12,350 sq. ft. daycare facility and a 4,000 sq. ft. retail building - 1.9 Acres - Land Lot 621 - 4390 South Cobb Drive - Blastoff Construction, Inc.

Sponsors: Stoner

Senior Planner Rusty Martin reviewed the background for this item and gave the following information:

This item is a Zoning Request (Z17-004) for the rezoning from NS-Conditional to NS-Conditional for the development of a daycare facility and a 3,500 sq. ft. retail building on 1.9 Acres, Land Lot 621 located at 4390 South Cobb Drive by the applicant Blastoff Construction, Inc.

Blastoff Construction, Inc. is requesting to rezone the subject property from to NS-Conditional to modify the currently approved site plan and building elevations. The zoning proposal would reduce the overall floor area from 19,200 sq. ft. to 15,850 sq. ft. and the parking spaces from 87 spaces to 49 spaces for the development of a daycare facility and a retail building. In addition, the site would be split into two separate parcels with the daycare facility on one parcel and the retail building on another. The first parcel will be 0.5 acres in size and include a 3,500 sq. ft. retail building with 20 parking spaces. The second parcel will be 1.4 acres in size and include a 12,350 sq. ft. daycare facility with 29 parking spaces. Due to the change in uses, the change in site design and the request to subdivide the property, staff thought it was appropriate to take the property through the full rezoning process, as opposed to the zoning amendment process. Staff felt the changes were significant enough to warrant re-review by the Planning and Zoning Board, as well as the Mayor and City Council. The zoning amendment process is usually reserved for minor site modifications and adjustments.

The subject property was originally rezoned on April 16, 2007 from OI to NS-Conditional for the construction of 19,200 sq. ft. retail center (Zoning Case Z06-039). The conditional zoning was tied to a specific site plan that reflected three one-story retail buildings with several variances. The site has laid vacant due to the economic recession.

The subject property was originally rezoned on April 16, 2007 from OI to NS-Conditional for the construction of 19,200 sq. ft. retail center (Zoning Case Z06-039). The conditional zoning was tied to a specific site plan that reflected three one-story retail buildings with several variances. The site has laid vacant due to the economic recession.

Blastoff Construction, Inc. is requesting to rezone the subject property from to NS-Conditional to modify the currently approved site plan and building elevations. The zoning proposal would reduce the overall floor area from 19,200 sq. ft. to 15,850 sq. ft. and the parking spaces from 87 spaces to 49 spaces for the development of a daycare facility and a retail building. In addition, the site would be split into two separate parcels with the daycare facility on one parcel and the retail building on another. The first parcel will be 0.5 acres in size and include a 3,500 sq. ft. retail building with 20 parking spaces. The second parcel will be 1.4 acres in size and include a 12,350 sq. ft. daycare facility with 29 parking spaces. Due to the change in uses, the change in site design and the request to subdivide the property, staff thought it was appropriate to take the property through the full rezoning process, as opposed to the zoning

amendment process. Staff felt the changes were significant enough to warrant re-review by the Planning and Zoning Board, as well as the Mayor and City Council. The zoning amendment process is usually reserved for minor site modifications and adjustments.

There are numerous site constraints that affect the design and layout of the proposed development. These site constraints include the geometry of the site, the topography of the site and the presence of a sanitary sewer and drainage easement that run through the center of the site. These constraints have led to the proposed layout of the development.

The zoning proposal has been reviewed by the City Engineer for stormwater management requirements. The City Engineer believes the developer can meet the city requirements for stormwater management for the site. The applicant has set aside plenty of property for the stormwater management facility, which shall be maintained by the property owner.

The zoning proposal has been reviewed by the City Fire Marshal and he has no comments with regards to the project.

The proposed development will require several variances from the requirements of the City's Code of Ordinances. These variances include the following:

- 1) a reduction in the minimum lot size from 3 acres to 0.5 acres (Section 717 of the Zoning Ordinance - Staff Support);
- 2) a reduction in the minimum rear setback from 50' to 15' (Section 802 of the Zoning Ordinance - Staff Support) (this variance was supported in the original rezoning); and
- 4) Encroachment into the City's stream buffers (Chapter 46 - Stream Buffer Ordinance - No Staff Support).

The applicant is requesting to subdivide the subject property into two parcels to meet a State's Bright from the Start requirement that no daycare facility be located on a parcel that has contaminated soils. The Chevron gas station to the north has contaminated the soils in a small portion of property at the north end of the site. The applicant has surveyed the site and found all contaminated soils and has plans for remediation prior to development. The proposed subdivision will have the daycare facility on a separate parcel with uncontaminated soils that meet the State's Bright from the Start requirements. Community Development is supportive of the request to reduce the minimum lot size from 3 acres to 0.5 acres. The second variance request to reduce the rear setback from 50' to 15' is a carryover from the original zoning of the property (Zoning Case Z06-039). Staff is supportive of this request. The final variance request is for encroachment into the City's required stream buffer. The applicant's engineer has not identified a stream located on an adjoining property to the south or where the required buffer from that stream overlap onto the subject property. The currently approved plan, from Zoning Case Z06-039, shows the stream buffer on the site plan with a slight encroachment from the building and parking area into the 75' impervious setback. The City Engineer has identified the off-site stream and has made the determination that it is required to meet the City's stream buffer requirements. At this point, staff is not supportive of the variance request and will require the parking area in the southern portion of the site to be redesigned to meet the stream buffer requirements. If the applicant redesigns the parking area between the Planning and Zoning Board meeting and the City Council meeting, staff will re-review the request and provide another assessment.

Community Development recommends the approval of the rezoning request for 4390 South Cobb Drive from NS-Conditional to NS-Conditional with the following conditions carried over from Zoning Case Z06-039:

Standard Conditions (items 1, 2, 3, 4, 8, 9, 10, 16 and 17 from Section 1201 of the Zoning Ordinance are not applicable)

1. The retention or 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 ten percent reduction in a 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 two inches 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 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".

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. There shall be a landscaped front entrance, with monument, indicating the name of the development.

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

Special Conditions

9. Approval of the Subject Property for NS-Conditional shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated April 3, 2017 and created by Metro Engineering and Surveying Company.

10. The applicant shall be bound to the elevations submitted and dated February 10, 2017. If there is any change to the elevations it must be approved by the Director of Community Development.

11. Loading and Unloading on the property shall only take place between 7:00 a.m. and 8:00 p.m.

12. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".

13. The following uses, whether permissible or not within the NS zoning district, shall not be allowed on the property:

- Adult Entertainment Establishments*
- Automobile Service Stations*
- Check Cashing Establishments (where check cashing represents more than 25% of the overall business operation)*
- Coin Operated Laundry*
- Composting Facility*
- Drive-up Restaurants*
- Funeral Homes*
- Group Homes*
- Package Stores*
- Shelter for the Homeless*
- Tattoo Parlors*

14. Any proposed dumpsters shall be surrounded by a three-sided brick enclosure with an opaque gate in the front. The brick shall match the color and material used for the commercial buildings.

15. All dumpsters shall contain rubber lids so as to minimize sounds.

16. There shall be a 10', heavily-landscaped and maintained evergreen buffer

adjacent to the rear property line. The developer shall plant Leyland Cypress trees in accordance with Section 503 of the Zoning Ordinance along the rear property line. These trees shall be maintained with an irrigation system.

17. The developer shall install all HVAC units on the roof and screen from the public right-of-way and the adjoining residential properties.

18. The developer shall install a coated or painted (green, black, or brown) chain link fence with a climb-over deterrent along the rear property line.

19. There shall be no neon signs allowed on the property except for "open/closed" signs.

20. The developer will remove the guard rail along South Cobb Drive.

21. The sidewalk to be built along South Cobb Drive shall be placed to be no closer than 15' to the back of curb.

22. Buffer averaging is allowed to address the proposed small encroachment of Building "A" into the 25' impervious surface buffer.

Ellen Smith, attorney is representing the applicant and speaking on their behalf.

She reviewed some of the same information as MR. Martin and added the following:

There are site constraints with the topography and shape of property.

There are two parcels that are in unincorporated Cobb that attach to this parcel.

The roof will be architectural shingles.

With respect to stream buffer the applicants are in agreement with staff to reconfigure the parking lot.

The applicants agree to all conditions but would like to change the condition related to loading and unloading and ask that it be stricken.

Special Condition #17 related to the HVAC on top of building. For daycare proposes they would like to have it remain on the ground and enclosed by a brick enclosure as shown at other facilities.

Boardmember Ron Roberts inquired as to how many children the facility could accommodate per the Fire Marshal. Ms. Smith replied it would be 169 children.

There is no maximum other than what is set by the Fire Marshal and state.

Boardmember Emily Hein Warren asked if the owner intended to own the retail or would sell and the response was that a sale of the retail would be assumed.

The public hearing was called:

Ms. Hanks, a resident of a neighboring subdivision, came forward and opposes this development because of traffic concerns.

Ms. Cumnick, also lives in the neighborhood and is concerned with traffic.

Mr. Shawn Murphy is a resident and was watching the presentation and came forward to say the area is in sore need of daycare. He feels the location is appropriate for South Cobb Drive.

Ms. Swinton resides in the subdivision behind this development and has concerns about the traffic.

Mr. David is in favor of the development and noted the need in the community.

Boardmember Emily Hein Warren encouraged neighbors to continue discussion with GDOT regarding the traffic as it is a state highway.

Boardmember Denny Campo understands the concerns with traffic and noted the parcel is already approved for retail in terms of traffic.

There was additional discussion with the Board and Community Development Director Ken Suddreth as to the wording of the special called items that Ms. Smith wanted amended.

A motion was made by Boardmember Denny Campo to approve item 2017-135 for the zoning request Z17-004 for the rezoning from NS-Conditional to NS-Conditional for the development of a daycare facility and a 3,500 sq. ft. retail building on 1.9 Acres, Land Lot 621, located at 4390 South Cobb Drive by the applicant Blastoff Construction, Inc; seconded by Cheri Harrington.

The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

D. [2017-132](#)

Presentation of the Draft Spring Road Corridor Livable Centers Initiative Master Plan by the Sizemore Group.

Sponsors: Campo and Stoner

A power point presentation of the LCI Study was shown and reviewed and the details can be found on the City's website under the COmmunit Development page.

4. Approval of Minutes:

A. [2017-129](#)

Approval of the March 13, 2017 Meeting Minutes of the Planning and Zoning Board

A motion was made by Boardmember Leslie Lightfoot to approve item 2017-129 for the approval of the March 13, 2017 Meeting Minutes of the Planning and Zoning Commission; seconded by Boardmember David Monroe.

The motion carried by the following vote:

Aye: 7 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

5. Adjournment

Chairman Joel Powell adjourned the April 10, 2017 meeting of the Planning and Zoning Commission at 7:20pm.