

Board of Zoning Appeals/Planning Commission
March 14, 2023 - 6:00PM

Opening: Chair Billy Jackson welcomed everyone and called the meeting to order.

Roll Call: Billy Jackson; Chair, Jeff Ashley; Parliamentarian, Michael Bruner, Misty Selph, Gary Monroe, and Charles Orrel. Jenecia Perry; Vice-Chair was absent

Staff: Denise Grabowski (Planning Manager -Consultant-), Jonathan Trego (Code Enforcement Officer), Jim Gerard (City Attorney) and Scott Robider (City Manager).

Visitors: Enclosed

Commissioner Jacks calls for a motion to approve the agenda. Commissioner Orrell made a motion, Commissioner Cox seconded, vote passes with no opposition.

Commissioner Monroe made a motion to approve the minutes. Commissioner Cox seconded, vote passes with no opposition.

Board of Zoning Appeals

PC2311: Jamie S. Graham requests a variance for an additional billboard at 1518 Old Dean Forest Rd ; PIN: 60963 01001.

Chair Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and the City's recommendations.

Applicant Jamie Graham approached and explained that he was looking for a variance.

Commissioner Selph asked him if he was aware of the current ordinance.

Applicant Graham said he was and he has discussed various codes with Robert Wellmaker.

Commissioner Monroe asked if he was aware of the distance between the two billboards.

Applicant Graham said 1200 feet.

Commissioner Monroe confirmed the distance requirements.

Commissioner Selph asked City Manager Scott Robider about billboard requirements.

Consultant Grabowski gave the codes.

Chair Jackson asked for additional comments.

Commissioner Bruner said the only issue is that is on one parcel and asked if there are other issues.

Denise Grabowski said that she did not review the property in that sense as this was a variance.

Commissioner Monroe asked if it is LED based sign.

Jamie Graham said no. It was a static sign.

Commissioner Monroe asked it if was two sided.

Jamie Graham said yes and it was approved by GDOT.

Commissioner Selph asked if approving the variance would set a precedent for approval.

Denise Grabowski said not necessarily, but it could be cited by applicants.

Commissioner Monroe asked to confirm the distance.

Commissioner Bruner asked to confirm the length of the parcel.

Jamie Graham said he was not sure.

Chair Jackson asked for any other speakers. Being none, a motion was called for.

Commissioner Selph made a motion to deny, Commissioner Cox seconded. The vote was 3-3, with Chair Jackson breaking the tie by voting deny, making it 4-3, motion carries. Commissioners Monroe, Ashley, and Bruner voted in opposition.

Chair Jackson asks for a motion to close the Board of Zoning Appeals meeting.

Commissioner Monroe made a motion to close with Commissioner Cox seconding. The motion passes with no opposition.

Planning Commission

Commissioner Selph made a motion to untable old business, Commissioner Cox seconded, motion passes with no opposition.

PC2243: Brian C. Hollings requests general development plan review of Anderson Avenue; PINs: 60022 01001, 60022 01004, 60022 01005, 60021 01001, 60021 01002, 60021 01003, 60021 01004, 60021 01005, 60021 01006.

Chair Jackson read the item and then Denise Grabowski gave an overview, history of the item, and staff recommendations.

Chair Jackson asked if there was any to speak on behalf of the application.

Three people approached the podium. Harold Yellin introduced himself as an attorney representing Centerpoint Properties. He spoke about GDP aspects and zoning history and improvements that were made.

Commissioner Selph asked about the lighting.

Brian Hollis, Centerpoint Properties employee said he is working with GA power on a plan. And lighting would be LED.

Commissioner Monroe asked who owns Centerpoint.

Mr. Yellin said that there were various owners.

Commissioner Monroe asked about the two remaining homes in the project site.

Mr. Warner said he believed two sounded correct.

Commissioner Monroe asked about historic preservation.

Mr. Warner explained that an extensive study was conducted on history and culture.

Commissioner Monroe asked about the experience at the public forum.

Mr. Yellin said that there were people who were against the project and people who gave constructive criticism.

Commissioner Monroe asked if there were more for or against.

Mr. Yellin said that there were more against.

Commissioner Monroe made a statement about characterization of public forums.

Chair Jackson asked if there were any more speakers.

Mr. Barnes a resident from fourth street spoke in opposition and said that many in the neighborhood are against the project.

Mr. Rose spoke in opposition and cited various codes including 90-213. He also spoke about various studies that more industrial areas lead to various social issues.

Chair Jackson asked if there were any other speakers.

Commissioner Selph made a motion to approve, Commissioner Ashley seconded.

Commissioner Monroe called for discussion.

Commissioner Ashley said as Parliamentarian this is strictly about the GDP.

Commissioner Monroe mentions code sections in chapter 90.

City Attorney Jim Gerard said that code section does not apply to Planning Commission only the Board of Zoning Appeals.

Commissioner Monroe said they have the ability to review for nuisances.

CA Gerard said they cannot cite code sections that are not relevant.

Chair Jackson called for a vote on the motion that was already made and seconded. The vote was 3-3, Chair Jackson voted to approve to break the tie making the vote 4-3 to approve.

PC2308: CenterPoint Properties requests a subdivision into 8 lots from 2200 Dean Forest Rd, PIN: 60986 01002.

Chair Jackson read item and Denise Grabowski gave overview and City recommendation.

Chair Jackson asked for speakers. Being none he asked for a motion.

Commissioner Orrell made a motion to approve, Commissioner Cox seconded, the motions carries 6-0.

PC2307: Walter Clark requests a general development plan review of 123 Beasley Rd; PIN: 60988A02004. Development Name: Goodship Logistics.

Chair Jackson read item and Denise Grabowski gave an overview of the project.

Commissioner Selph asked if the applicant was here.

Walter Clarke applicant approached.

Commissioner Selph asked about screening.

Mr. Clark said he would be willing to install improved screening.

Commissioner Selph made a motion to approve contingent on improved screening, Commissioner Ashley seconded. Vote passes 4-2.

PC2309: Dewitt Tilton Group requests a general development plan review of 5440 Augusta Rd; PIN: 60818 01010. Development Name: 5440 Augusta Rd Car Wash.

Chair Jackson gave overview and Denise Grabowski gave overview and staff recommendation.

Chair Jackson asked if there are any speakers. Being none called for a motion.

Commissioner Orrell made a motion to approve, Commissioner Cox seconded. Vote passes 6-0.

PC2310: Roberts Management Inc requests a general development plan for a billboard at Heidt Ave; PIN: 60802 07001A

Chair Jackson read the item, and Denise Grabowski gave overview and staff recommendation.

Chair Jackson asked for any speakers.

Commissioner Orrel asked about GDOT approval.

Denise Grabowski said that none has been received so far.

Commmissioner Selph was concerned about the amount of billboard applications and asked if the City has studied this issue.

Denise Grabowski said that the City reviews applications for compliance as they are received.

Commmissioner Monroe said that a number of people have talked to him about advertising.

Commmissioner Bruner asked if the applicant is here. Nobody approached.

Commmissioner Orrell made a motion to table until GDOT approval and information, Commissioner Cox seconded. Vote passes 6-0.

PC2312: William Grainger requests a general development plan for a billboard at 0 Salt Creek Rd ; PIN: 60960 01001.

Chair Jackson read item and Denise Grabowski gave overview and provided recommendation.

Chair Jackson asked for any speakers.

Jeb Renfro approached and spoke as the applicant. He said he was happy to answer any questions.

Earl Wilson a resident of Salt Creek Rd. approached and was concerned about the development and what it can mean for traffic and crime.

Denise Grabowski explained where the billboard will go (along I-16).

Commmissioner Orrell said there will not be an impact to traffic on Salt Creek Rd.

Bud Morgan who lives on Salt Creek Rd asked about access to the Billboard.

Mr. Renfro explained that there will be a locked gate that only two people will have a key to.

Marcia Daniels spoke about concerns to security speaking on behalf of residents.

Commissioner Selph said it was just regarding the installation of a billboard.

Commmissioner Monroe asked if the owner has a right to build a billboard.

Denise Grabowski said yes.

Commmissioner Monroe said if that was the case the views of the residents should be irrelevant.

Chair Jackson asked for a motion.

Commissioner Orrel made a motion to approve and Commmissioner Selph seconded. The motion passed 6-0.

PC2313: Beacon Outdoor Billboards requests a general development plan for a billboard at 2606 US Highway 80; PIN: 60926 03031.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commmissioner Selph asked about the standards.

Denise Grabowski gave the standards in the ordinance.

Commmissioner Selph asked about distance from residential.

Denise Grabowski said it is 100 feet.

Commmissioner Selph asked if there is a GDOT permit.

Denise Graboski said yes.

Commmissioner Monroe asked if the owner has a right to build this.

Denise Grabowski said yes but the Commission can review.

Commmissioner Selph made a motion to table. Commissioner Cox seconded. Motion passes 6-0.

PC2314: Beacon Outdoor Billboards requests a general development plan for a billboard at 211 US Highway 80; PIN: 60020 06002B.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commmissioner Selph asked if there was a GDOT permit?

Denise Grabowski said no.

Commissioner Selph asked why.

Denise Grabowski said historically no such police was in place.

City Manager Robider said that historically they have been approved with a contingency of GDOT approval.

Commmissioner Bruner asked if application can be approved with no applicant or representative present based on the verbiage of the current application.

Denise Grabowski said that appears to be correct.

Commissioner Monroe asked when items should be tabled.

Denise Grabowski said that is up to the Planning Commission.

CA Gerard said that if there are no questions or pending concerns the Planning Commission can vote on an item without an applicant.

Commmissioner Selph asked for the exact parcel.

Denise Grabowski said there is some incontineny with the application and exhibits.

Commissioner Selph made a motion to table, Commmissioner Bruner seconded, motion carries 6-0.

PC2315: Beacon Outdoor Billboards requests a general development plan for a billboard at 4904 Augusta Rd; PIN: 60009 02004.

Chair Jackson read the item and Denise Grabowski gave an overview.

Chair Jackson asked for any comments or speakers.

Jamie Graham approached to speak in opposition and how the process was not fair.

Chair Jackson asked if there were any other speakers.

Commissioner Orrel asked if there were GDOT plans.

Denise Grabowski said no.

Commmissioner Selph made a motion to table, Commissioner Cox seconded, motion caries 6-0.

PC2316: RaceTrac Petroleum Inc requests a general development plan review of 0 Dean Forest Rd; PINs: 60924 01013, 60924 01015, 60924 01014, 60924 01018, 60924 01016, 60924 01002.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commissioner Selph asked if there was a traffic study.

Denise Grabowski said that the applicant has been working with GDOT.

Commissioner Selph asked if the applicant was here.

Josh Yellin, attorney representing RaceTrac approached with another representative.

Commissioner Monroe asked Mr. Yellin to confirm his name.

Mr. Yellin said he was related to the other Mr. Yellin.

Commissioner Monroe asked if it was zoned Industrial.

Mr. Yellin confirmed that it was, but a section was zoned C-2A.

Commissioner Monroe asked if this was allowed in the zoning.

Denise Grabowski said yes.

Commissioner Monroe said then they have a right to develop.

Commissioner Orrell made a comment that he was worried about the heavy traffic in the area.

Tommy Pease said that there was a thorough design requirement.

Commissioner Monroe asked about the distance for the 2nd egress.

Tommy Pease said 900 feet.

Commissioner Monroe asked about the current cutout.

Tommy Pease said that is not going to be used, it is further back.

City Manager Robider said that the City has worked extensively with Racetrac and this was a good development.

Commissioner Selph asked if the GDOT corridor study can be expedited.

City Manager Robider said that is unlikely.

Commissioner Monroe made a motion to approve, Commissioner Selph seconded, vote passes 6-0.

PC2317: Andrew Morris requests a general development plan review of 4107C 8th St; PIN: 60022 03032.

Chair Jackson read the item and Denise Grabowski gave an overview.

Commmissioner Selph asked about lighting.

Denise Grabowski said it would be Garden City standards.

Andrew Morris, applicant said that he is happy to answer any questions regarding the project.

Commissioner Orrell said he welcomed the idea of new retail stores.

Commmissioner Monroe asked the applicant if he was aware of the warehouse development.

Mr. Morris said yes and he will make it work and was excited to cater to any customers including from the warehouse.

Chair Jackson asked for any other questions or comments. Being none he called for a motion.

Commmissioner Monroe made a motion to approve, Commissioner Cox seconded. Vote passes 6-0.

Commmissioner Monroe made a comment about how some members made a mistake with earlier votes.

Commmissioner Cox made a motion to adjourn, Commmissioner Ashley seconded. Vote passes 6-0.

Respectfully submitted
JRT