

Board of Zoning Appeals/Planning Commission
August 8, 2023 - 6:00PM

Opening: Vice-Chair Perry welcomed everyone and called the meeting to order.

Roll Call: Jenecia Perry; Vice-Chair, Michael Bruner; Parliamentarian, Jeff Ashley, Nancy Cox, Charlie Orrell and Misty Selph. Billy Jackson; Chair and Gary Monroe were absent.

Staff: Denise Grabowski (Planning Manager -Consultant) and Jonathan Trego (Planning and Zoning Supervisor)

Visitors: Enclosed

Vice-Chair Perry asked for a motion to remove PC2329: Woo Joo Jang request for a variance to establish a use as a truck/trailer shop with no merchandise sales to be located at 220 Dean Forest Road. PIN 60924A 02004 from the agenda. Commissioner Cox made a motion to remove the item; Commissioner Ashley second the motion. Vote passes with no opposition.

Vice-Chair Perry asked for a motion to approve the agenda. Commissioner Cox made a motion to approve the agenda with a second by Commissioner Selph the vote passes with no opposition.

Vice-Chair Perry asked for a motion to approve the July 11, 2023 minutes. Commissioner Cox made a motion to approve with second by Commissioner Orrell; vote passes with no opposition.

Board of Zoning Appeals

PC2328: Steven Carbone request a variance from Sec. 90-11 to have a building on a lot that doesn't abut a publicly dedicated, publicly approved or publicly maintained street at 1622 Dean Forrest Road; PIN 60988A 02007

Vice-Chair Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the variance request to allow for the construction of a building on a lot which abuts a private street.

Alec Metzger; EMC Engineering said the request allows the business the ability to expand and the variance is needed in order to construct off of the gravel access road.

Vice-Chair Perry asked for questions, comments or those in favor of the request.

Joseph Kimker; 5235 Ogeechee Road stated he is speaking on behalf of Mr. Carbone; property owner and if Mr. Carbone says he's going to do something he will.

Vice-Chair Perry called for any additional comments; being none she called for those in opposition. With no opposition, Vice-Chair Perry calls for a motion. Commissioner Selph makes a motion to approve, Commissioner Cox seconded. Vote passes with no opposition.

Vice-Chair Perry called for a motion to adjourn the Board of Zoning Appeals/Planning Commission meeting. Commissioner Cox made a motion to adjourn the ZBA meeting, Commissioner Selph seconded, vote passes with no opposition.

Planning Commission

Vice-Chair Perry called the Planning Commission meeting to order.

PC2319: Steve Carbone; Industrial Electro Mechanics requests a general development review of property 1622 Dean Forest Road; PIN 60988A 02007 for a mechanic shop.

Vice-Chair Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the general development plan.

Vice-Chair Perry asked for questions, comments or those in favor of the request.

Alec Metzger; EMC Engineering stated site plans have been prepared showing parking and drainage.

Commissioner Selph asked for fencing details with regards to type and location.

Mr. Metzger said the fencing will be chain-linked around the property with a row of trees to provide privacy to Morgan Road.

Vice-Chair Perry asked for further questions or comments; being none she called for those in opposition. With no opposition, Vice-Chair Perry calls for a motion. Commissioner Cox makes a motion to approve; Commissioner Ashley seconded. Vote passes with no oppositions.

PC2323: Beacon Outdoor Billboards requests for a general development plan for a billboard at 5195 Ogeechee Road; PIN 60990D 01005.

Vice-Chairman Perry gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the outdoor advertising/separate use sign permit.

Lou Ferrando; Beacon Outdoor Billboard Advertising stated this is a straight proposal for a front and back billboard; the property owner is part of a negotiation for leasing in 20 years for the City for advertising as a benefit package, the billboard is 40 feet overall, it is not on top of a berm and based inside of the fence.

Joseph Kimker; 5195 Ogeechee Road said the City gets a segment on the sign for the lifetime of the sign.

Vice-Chair Perry asked for additional comments or questions; being none she calls for those in opposition. With no opposition; Vice-Chair Perry calls for a motion. Commissioner Bruner makes a motion to approve; Commissioner Ashley seconded. Vote passes without opposition.

Minutes
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Vice-Chair Perry calls for a motion to adjourn. Commissioner Cox makes a motion to adjourn, Commissioner Selph seconds; motion passes with no opposition.

Respectfully submitted
TTR