

Board of Zoning Appeals/Planning Commission

September 12, 2023 - 6:00PM

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

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

Nancy Cox, Jeff Ashley and Gary Monroe were absent.

Staff: Denise Grabowski (Planning Manager -Consultant), Jonathan Trego (Planning and Zoning Supervisor), and Tonya Roper (Permitting and Inspections Coordinator)

Visitors: Enclosed

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

Chair Jackson asked for a motion to approve the August 08, 2023 minutes. Commissioner Selph made a motion to approve with second by Commissioner Bruner; the vote passes with no opposition.

Board of Zoning Appeals

PC2330: Reynaldo Puerto request variance of Sec. 90-69(C)(1)- Walls and Fences to keep the 4' ft picket fence in front yard. PIN 60019 07008.

Chair Jackson read the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the variance request.

Reynoldo Puerto; applicant and property owner spoke in support of his application and explained the background.

Commissioner Selph asked about the permit history.

Reynaldo Puerto gave the history from his perspective.

Angela Jivens, neighbor and nearby property owner spoke in favor of the fence staying as she felt it was a positive addition to the neighborhood.

Chair Jackson asked for additional speakers, there being none, called for a motion. Commissioner Selph made a motion to approve subject to performing required permitting, Commissioner Bruner seconded. Vote passes with no opposition.

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

Planning Commission

Chair Jackson called the Planning Commission meeting to order.

PC2331: Hana Abouharb request to rezone 0 Silk Hope Road; PIN 60990D 02007 from C-1 to C-2.

Chair Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended denial of the rezoning.

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

Hana Abouharb, applicant and owner, and Muhamed (last name unknown), approached the podium to speak in favor of the application.

They spoke about potential uses of the property.

Commissioner Selph asked the couple if they planned to use the lot as a car lot or for food truck operations.

The applicant indicated that a car lot was preferable, but they want to have backup plans.

Commissioner Orrell asked about access to the lot.

The applicant spoke about they believe access off Ogeechee could be accomplished.

Commissioner Selph asked Denise Grabowski about buffer requirements.

Denise Grabowski gave the potential buffer requirements based on potential zoning.

Commissioner Bruner asked about the buffer given the odd shape and size of the lot.

Denise Grabowski said it would still be required on the boundaries where normally needed.

Chair Jackson asked for any other speakers. Stacy Purvis approach and spoke against the rezoning based on being a resident of the nearby neighborhood. Commissioner Orrell asked Ms. Purvis if her opinion would change if access was only from Ogeechee Rd. Stacy Purvis said no, she thought it would make the area more densely zoned regardless.

Chair Jackson asked if there were any other public speakers.

Andrew Rosen approached and spoke against the rezoning, expressing that Ogeechee Rd should become more of a mixed-use roadway for walkers and bikers and such commercial development should be slowed.

Chair Jackson called for any more speakers. Being none, he called for a motion.

Commissioner Orrell made a motion to deny, Commissioner Selph seconded. Motion passes with no opposition.

Chair Jackson calls for a motion to adjourn. Commissioner Selph makes a motion to adjourn, Commissioner Perry seconds; motion passes with no opposition.

Respectfully submitted,

JRT