Board of Zoning Appeals/Planning Commission

October 08, 2024 - 6:00PM

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

Roll Call: Chair Michael Bruner; Parliamentarian Jeff Ashley, Yurida Maldonado, Charlie Orrel, Misty Selph, and Wayne Joyner. Jenecia Perry and Chad flowers were absent.

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

Chair Bruner called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda, with a second by Commissioner Ashley; the vote passes with no opposition.

Chair Bruner asked for a motion to approve the August 13, 2024 minutes. Commissioner Orrel made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

**Board of Zoning Appeals**

**PC-08-24-1091:  Jamie Graham requests an appeal/variance 90-174(4) to raise the height of a outdoor advertising sign located at 1518 Old Dean Forest Road; PIN 60963 01001.  This is for Parcel A.**

Chair Bruner read the item and Denise Grabowski gave the overview and staff recommendation (denial.)

Chair Bruner called the applicant to the stand.

Jamie Graham, applicant approached the stand. He spoke in favor of his application, claiming that the billboard was not built illegally, and the there was a misunderstanding.

Chair Bruner asked for speakers. Chair Bruner asked for comments from the board.

Commissioner Selph asked if a previous application was denied.

Denise Grabowski gave the history about the variance denial.

Commissioner Selph asked if parcel B had an existing billboard.

Denise Grabowski said yes.

Commissioner Selph asked as the plans are proposed, what would the distance be for existing signs.

Denise Grabowski said it is less than 1000’ from two billboards including across the interstate.

Commission Orrel talked about the height being raised necessary because of the noise barrier.

Denise Grabowski spoke about the difference between the two cases.

Chair Bruner asked if they were to approve the variance, if it would be contingent on GDP approval.

Commissioner Orrel asked if there were anymore negotiations needed with the petitioner.

Denise Grabowski spoke more about the GDP.

Chair Bruner asked the applicant when the billboard was constructed.

Jamie Graham said August of 2022.

Commissioner Ashley asked about how long between the two billboards.

Jamie Graham said about a year.

Commissioner Ashley said let us hear his side of why it was built.

Jamie Graham said that the City told him to apply for a variance, but was voted down. Graham talked about interactions with Robert Wellmaker and Scott Robider.

Commissioner Ashley asked who overruled the stop work order.

The applicant said the City Manager.

Jamie Graham talked more about interactions with Robert Wellmaker.

Denise Grabowski spoke about the initial variance history.

Jamie Graham talked about his view of what happened.

Jamie Graham said he needed a height variance.

Commissioner Orrel said he thinks more voices are needed.

Charlie Orrel said 50’ is the standard.

Jame Graham said he needs it even taller.

Denise Grabowski said the drawing in the application has an overall height of 85’.

Commissioner Selph asked if there was an original permit.

Denise Grabowski said no.

Chair Bruner called for a motion.

Commissioner Selph motion to deny, Commission Ashley seconded, vote passes 4-2.

**PC-10-24-1101: McElroy Metal Mill Inc requests a use approval for use 83 building, heating, plumbing, electrical and related supplies and materials in a C-2 zoning at 1365 Dean Forest Rd, PIN: 60989 02002.**

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

Chair Bruner asked for the applicant to approach.

Mr. McElroy approached and spoke about his business.

Chair Bruner called for speakers.

Chair Bruner called for a motion.

Commissioner Orrel made a motion to approve, Commissioner Selph seconded. Vote passes 6-0.

Commissioner Selph made a motion to adjourn board of appeals, Commissioner Ashley seconded, vote passes with no opposition.

**PC-10-24-1098: Darius Kreivys requests a general development plan for an automobile export and distribution facility at 1514 Telfair Rd, PIN: 60738 02001.**

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

Applicant Hunter Whitfield spoke about the project history. He said he is happy to answer any questions.

Chair Bruner asked for speakers and reminded of the three minute time limit.

Charlie Bower approached stating he is a lawyer representing a nearby property owner whose only concern was drainage decisions.

David Onachiller approached, owns a nearby business, said he is neither for or against, but has concerns for the roads and stormwater situation.

Chair Bruner called for other speakers.

The engineer approached again and spoke about ingress and egress. And, spoke about traffic containment onsite.

Commissioner Selph asked if this would be a 24/7 operation.

The owner spoke from the audience and said yes.

The engineer said the water would be provided by Garden City.

Commissioner Selph asked about screening and fencing.

The engineer said there would be fencing and landscaping.

Commissioner Ashley asked if there was a prior case from the property.

The owner said about 5 years ago.

Andie York approached and said he was a representative from cargo loop. He spoke about the prior case.

Mr. York said he wants to store the cars inside.

Commissioner Ashley asked about the fluids. He spoke about how many trucks can be on the property at once. He spoke about moving everything to the new location.

Commissioner Joyner asked if they are going to fix the roads.

The engineer said it is a public road and they are not sure what kind of agreement would be made.

Commissioner Orrel made a motion to approve, Commissioner Ashley seconded, vote passes 6-0.

**PC-10-24-1100:  Jamie Graham requests a general development plan for a billboard along I-16 on 1518 Old Dean Forest Rd, PIN: 60963 01001.**

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

Jamie Graham came forward to speak for his application. He spoke more about his billboard and the surrounding billboards.

Commissioner Orrel seemed to think that there needs to be more discussion.

Mr. Grham asked if it is a rule that it has to be 1000’ and asked about other billboards.

Chair Bruner asked Denise Grabowski if they can table it and have Robert Wellmaker testify.

Chair Bruner said he wants more history.

Commissioner Selph made a motion to table, Commissioner Ashley seconded. Vote passes 6-0.

Commissioner Selph made a motion adjourn, Commissioner Ashley seconded. Vote passes with no opposition.

Respectfully submitted,

JRT