Board of Zoning Appeals/Planning Commission

November 21, 2024 - 6:00PM

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

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

Staff: Denise Grabowski (Planning Manager -Consultant), Carlos Nevarez (Fire Marshal), and Jonathan Trego (Planning and Zoning Supervisor.)

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

Chair Bruner asked for a motion to approve the October 08, 2024 minutes. Commissioner Perry made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

**Board of Zoning Appeals**

**PC-11-24-1105: Brown Lifts and Equipment LLC requests a use approval to establish a use for use 91 (equipment rental and sales) at 810 Talmadge Avenue, PIN: 60928 01004.**

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

Chair Bruner called the applicant forward to speak on behalf of his application.

Randy Brown, applicant, approached, he talked about his business and what he wanted to use the land for.

Chair Bruner called for public speakers.

Tiffany Hollis approached to speak against. She talked about her family owning nearby property and had concerns about the ownership. She spoke of traffic concerns and wanting the residential properties to thrive.

Sharon Bethune approached to speak against, and she had concerns with the notice provided. She spoke about issues with the speedbumps. She is against the application.

Chair Bruner called the petitioner back up.

Mr. Brown says very few customers come to the shop. He talked about the items he works on at the site. He talked about various forklift brands that he sells. He talked about the wrecker used for transporting forklifts.

Commissioner Selph asked about site improvements.

Mr. Brown talked about the future improvements of the building.

Commissioner Selph asked about future employees.

Mr. Brown guesses it will be 3-4.

Commissioner Selph asked about trucks.

Mr. Brown said there will be a truck turnaround.

Commissioner Selph asked the staff recommendation for a landscape plan.

Denise Grabowski said we can work out with the applicant as to the specifications.

Commissioner Selph asked about the property lines.

Denise Grabowski said there is a copy in the plan packet.

Commissioner Selph asked who the current owner of the property is.

Mr. Brown says he does not own it yet.

Commissioner Perry asked about traffic.

Mr. Brown said maybe 10 trips a week.

Commissioner Perry asked if this is a temporary location.

Mr. Brown said eventually he would like to be on the main road.

Commissioner Selph asked if the use is tied to the applicant.

Denise Grabowski said yes.

Chair Bruner asked if there are more questions.

Commissioner Joyner asked about renting and leasing.

Mr. Brown said they eventually plan to offer equipment leasing.

Chair Bruner asked Tiffany Hollis to come back up.

Ms. Hollis spoke about fencing and other requirements, she spoke more about quality of life for nearby residents.

Commissioner Selph asked if they own the property.

Ms. Hollis said they are under a finance agreement with Mark Bean.

Commissioner Perry asked about the residential aspects.

Ms. Hollis said there are children in the community.

Ms. Bethune came back up to speak further on the subject. She spoke about the bus stop and the schedule.

Chair Bruner asked if there was further discussion.

Commissioner Perry says the area looks bad.

Denise Grabowski said code enforcement can look into it.

Chair Bruner asked for a motion.

Commissioner Perry makes a motion to deny, Commissioner Selph seconded. Vote stalls 3-3. There was a second vote which was also a tie.

Chair Bruner calls for another motion.

Commissioner Selph makes a motion to table until December, Commissioner Orrel seconded, vote passes 5-1.

**PC 11-24-1106: Milin Patel requests a variance for 90-96 (d)(4)(d) (fencing) for use of a chain-link fence on a commercial property at 4804 Ogeechee Road, PIN: 60957 02007**

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

Chair Bruner asked for the applicant to approach. The applicant did not appear to be present, nobody approached.

Marsha Daniel, approached to speak about the history of the lot, and spoke about the history of illegal dumping and trash issues. She said the new fence has stopped the dumping issues.

Chase Lewis spoke about there being an elementary school nearby and had concerns with barb wire for kids and pedestrians.

Chair Bruner called for a motion.

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

Commissioner Selph made a motion to adjourn the Board of Appeals segment, Commissioner Perry seconded, vote passes.

**PC-9-24-1097: TLC Properties LLC (Lamar Advertising) requests a general development  plan for a billboard on 4926 Ogeechee Rd; PIN 60957 01005.**

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

Commissioner Perry made a motion to table, Commissioner Selph 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 (Parcel A), PIN: 60963 01001.**

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

Chair Bruner called the applicant.

Jamie Graham approached.

Commissioner Selph asked if a permit was obtained before construction.

Mr. Graham spoke about applying for a variance. He said he had a meeting with Robert Wellmaker, Scott Robider, and Jonathan Trego.

Commissioner Selph spoke about the City’s history on the billboard.

Chair Bruner said that he did not have to pay permit fees.

Denise Grabowski spoke about the billboard requirements regarding Planning Commission.

Commissioner Selph made a motion to deny, Commissioner Perry seconded, vote passes 6-0.

**PC-11-24-1102: CenterPoint Fawcett Tract LLC requests a general development plan for a warehouse site for two warehouse buildings at US Highway 80, PIN: 60022 01001.**

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

Chair Bruner asked the applicant to come forward.

Brian Hollings approached. He spoke about the site plan that was handed out to each commissioner, he talked about changes including increasing the buffer. He talked about how he far exceeded the minimum requirements.

Chair Bruner asked for speakers.

Sharone Bethune approached to speak on the history of the project, she said that when this started her husband was Mayor and she thinks this will be a massive improvement for the community.

Chair Bruner asked for other speakers.

Commissioner Perry asked for Brian Hollings to come back up. She asked him about the lighting on the sidewalk plan.

Brian Hollings said there will be streetlights along the roadway.

Chair Bruner called for a motion.

Commissioner Perry made a motion to approve, Commissioner Selph seconded, vote passes 5-1.

Commission Selph made a motion to adjourn. Commission Perry seconded. Vote passes, meeting closed.

Respectfully submitted,

JRT