

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

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

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

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

Visitors: Enclosed

Chairman Jackson asked 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.

Chairman Jackson asked for a motion to approve the September 12, 2023 minutes. Commissioner Perry made a motion to approve with second by Commissioner Monroe; vote passes with no opposition.

**Board of Zoning Appeals**

PC2332: Matthew Evans request an appeal of Sec. 90-47 #83 #84 to establish a use as a plumbing and electrical hub at 1306 Heidt Avenue PIN 60802 05024; a use which requires Board of Appeals approval.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal. The City Staff recommended approval of the request to establish the use as an electrical and plumbing hub.

Mr. Evans stated the primary use of this location is for storage, no equipment will be outside and drivers will take trucks home.

Chairman Jackson asked for questions, comments or those in favor of the request.

Commissioner Monroe said will you have an administrative office?

Mr. Evans stated the drivers will pick-up supplies and tools. The trucks will be equipped for jobs and dispatched out of Atlanta. There will be no outside, overnight or transient parking.

Denise Grabowski; Planning Manager - Consultant said this business is located at the corner of Heidt and Old Louisville Road.

Mr. Evans said this building is a shared condo with other businesses, hours are 7-5pm and will have two trucks.

Commissioner Monroe said is there a limit with the number of trucks allowed?

Denise Grabowski; Planning Manager- Consultant said this is limited by the facility itself with no storage outside; they must abide by the Condo HOA and Garden City ordinances.

Commissioner Monroe said language is needed for specified restrictions.

Denise Grabowski: Planning Manager – Consultant said operations will be regulated also by the business license renewal.

Mr. Evans said Majestic Plumbing does mostly residential business.

Commissioner Ashley said how many full-time employees will you have?

Mr. Evans said there will be a few employees onsite a couple of times per week.

Chairman Jackson called for any additional comments; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Commissioner Selph makes a motion to approve, Commissioner Ashley seconded. Vote passes with no opposition.

Chairman Jackson called for a motion to adjourn the Board of Zoning Appeals/Planning Commission meeting. Commissioner Monroe made a motion to adjourn the ZBA meeting, Commissioner Perry seconded, vote passes with no opposition.

### **Planning Commission**

Chairman Jackson called the Planning Commission meeting to order.

PC2326: Lou Ferrando requests a general development plan review to erect a billboard at 4801 Ogeechee Road: PIN 60956 01004

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and apologized for the projected visuals being unavailable. The City Staff recommended approval of the outdoor advertising/separate use sign permit.

Chairman Jacksons asked for questions, comments or those in favor of the request.

Mr. Ferrando said the request is for an off-premise advertising structure with manufactured housing located behind the placement. The request meets Garden City codes with DOT approval received for multi-message. A lease is in place for twenty years, the sign will be maintained - GDOT has the right to inspect and revoke the permit.

Commissioner Selph said are their concerns with the number of billboard requests?

Denise Grabowski; Planning Manager – Consultant said the city has a moratorium in place for billboards to ensure that their growth is managed.

Mr. Ferrando said there is a convenience store on the left, a used car lot and a granite sales business – heavy commercial in the area. The residential use is in unincorporated Chatham County. This sign puts out minimal light in comparison to the surrounding businesses.

Chairman Jackson asked for further questions or comments; being none he called for those in opposition. With no opposition, Chairman Jackson calls for a motion. Commissioner Monroe makes a motion to approve; Commissioner Orrel seconded. Vote passes by majority with Commissioner Selph voting in opposition.

PC2333: Cathy Parlor and Brian Newberry request to rezone 1909 US Highway 80; PIN 60880 01006 from C-2 to I-1/C-2.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski stated the applicant requested to withdraw until January.

Commissioner Monroe said are their limits to number of reasons to reapply and we need clarity on the number of tables allowed.

Denise Grabowski; Planning Manager – Consultant said we will look into rules; City Council has the rule of six months if a rezoning request is denied.

Commissioner Selph said the signage is down; please ensure the sign is up.

Chairman Jackson asked for additional comments or questions; being none he calls for those in opposition. With no opposition; Chairman Jackson calls for a motion. Commissioner Monroe makes a motion to table the request to the January 2024 meeting. Commissioner Selph seconds the motion. Vote passes without opposition.

PC2334: Giancarlo Porto request to rezone Dean Forest Road; PIN 60990 02009 from residential to commercial for proposed use as an autobody shop.

Chairman Jackson gave a reading of the item. Planning Consultant Denise Grabowski gave an overview of the proposal and stated the only action is to be taken on the rezoning. The City Staff recommended approval of the rezoning request from Residential(R-1) to Commercial (C-2).

Mr. Porto said he is the property owner and there will be a tenant occupying the body shop.

Commissioner Monroe said the original plan shows a warehouse.

Denise Grabowski; Planning Manager – Consultant stated staff met with the owner for industrial use and decided to submit. The plan looks similar but the use is tied to the zoning.

Mr. Porto said this is the same site but changing the use.

Denise Grabowski; Planning Manager – Consultant said this is not moving forward as a warehouse; the application is for C-2 and the site plan is for information. The applicant must return for a general development review as this petition is only for a rezoning request – the majority of the property is undevelopable.

Jay Maupin; Maupin Engineering said the site plan is purely conceptual. We want to push it out front to provide screening. The property is 2 1/2 acres. We are not going into the wetlands as it's not allowed but the zoning is needed first.

Commissioner Perry said what is the intent of the body shop?

Mr. Maupin said the tenant currently owns a shop in Bloomindale and is looking for an expansion. This use will be an auto-repair major insurance reply business.

Commissioner Selph said we as a Board want to make sure of the standards and the development is aesthetically pleasing.

Denise Grabowski; Planning Manager – Consultant gave an overview of the higher standards that are in place.

Commissioner Monroe said what side are we going to be on with regulations of growth. We want to be on the right path and want to see businesses that are conducive to a quality of life.

Commissioner Perry said are their residents in the area?

Mr. Porto said Dustcom and Gordon Storage are in the area.

Chairman Jackson asked for additional comments or questions; being none he calls for those in opposition. With no opposition; Chairman Jackson calls for a motion. Commissioner Perry makes a motion to approve. Commissioner Ashley seconds the motion. Vote passes by majority with Commissioner Monroe voting in opposition.

PC2335: Emily Horstman request a general development plan review of 211 US Highway 80; PIN 60020 06002B for mini storage expansion.

Chairman Jackson 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.

Jay Maupin; Maupin Engineering said the owners Emily Horstman and Ron Stephens are present to petition for the expansion of existing operations.

Commissioner Selph said what are the plans for landscaping?

Mr. Maupin said we will be abiding by City ordinances and adding a buffer.

Commissioner Orrel said is it correct that this is the open spot on the right?

Mr. Maupin replied correct.

Commissioner Monroe said with not having a downtown development for street scape this presents a concern with appearance – having porta johns on one side and mini storage on one side. He said how many units are planned and how many acres is the property?

Mr. Maupin said the acreage is .7 acres, there will be four new buildings and extending the facility is the best use of the property.

Chairman Jackson asked for additional comments or questions; being none he calls for those in opposition. With no opposition; Chairman Jackson calls for a motion. Commissioner Selph makes a motion to approve. Commissioner Ashley seconds the motion. Vote passes by majority with Commissioner Monroe voting in opposition.

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

Respectfully submitted  
TTR