Board of Zoning Appeals/Planning Commission

December 10, 2024 - 6:00PM

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

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

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 November 12, 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, Denise Grabowski read the overview and staff recommendation.

Chair Bruner called the applicant forward.

Randy Brown approached.

Commissioner Selph asked about the type of fencing.

Mr. Brown says that is can be any type of fencing.

Commissioner Selph asked about parking.

Mr. Brown said the work on the structure is very pricey, and that is his focus right now.

Commissioner Selph asked about the landscaping.

Mr. Brown said that his wife wants to work on the landscaping.

Commissioner Selph said that she hopes it will be aesthetically pleasing.

Commissioner Perry asked about designated parking.

Mr. Brown said there would be designated parking.

Chair Bruner calls for a motion.

Commissioner Perry made a motion to approve, Commissioner Orrel seconded. Commissioner Selph asked for discussion on solid fence, designated parking, and landscaping. Commissioner Perry modifies her motion. Vote passes 8-0.

**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 and Denise Grabowski gave the overview and staff recommendation.

Chair Bruner called for the applicant to come forward.

Milin Patel came forward, he spoke about the history of illegal dumping issues, and how he applied for a fence permit to build a fence.

Chair Bruner called for public speakers. None came forward at this time.

Commissioner Orrel asked the applicant about the fence location.

The applicant explained the fence location.

Commissioner Ashley asked if this is adjacent to another case property.

Denise Grabowski said yes and referenced the other fence case.

Commissioner Perry called the applicant back up and asked the applicant who asked him to put the fence up.

Mr. Patel said that he applied for a fence and was approved.

Commissioner Perry asked if there has been any more dumping issues.

Mr. Patel said that this fixed the issue.

Chair Bruner called for a motion.

Commissioner Selph made a motion to approve, Commissioner Ahsley seconded, vote passes 7-1.

**PC-11-24-1103: Brett Smith requests a variance for 90-260 (parking lot tree requirements) to reduce the number of trees at 0 and 1 Bryce Industrial Drive, PINS: 60989 01059 and 60989 01060.**

Chair Bruner read the item and Denise Grabowski gave the overview and staff recommendation. This applicant has multiple variances.

Denise Grabowski spoke about the first two variances involving tree island reductions and encroachment into the front setback.

Denise Grabowski talked about the buffer reduction variance.

Denise Grabowski then talked about the fence variance and the encroachment on a public right of way.

Chair Bruner calls for the petitioner to come forward.

Brett Smith comes forward, he spoke about his business and the needs for the property. He needs as many parking spaces as possible and the ability to drive around the building.

Chair Bruner called for public speakers.

Commissioner Selph asked Denise Grabowski about the parking lot variance and if trees would be added elsewhere.

Denise Grabowski said they are meeting their tree density requirements.

Commissioner Perry calls the applicant back up and asks why a 2’ encroachment is needed.

Mr. Smith talked about long vehicles and needing that extra room to turn around.

Chair Bruner said there would be concerns with it in the city right-of-way and having a fence on the property line.

Mr. Smith said it makes a huge difference for vehicles getting out.

Chait Bruner asked Denise Grabowski about buffers on the southside.

Denise Grabowski said they can gave the discretion to move the building over.

Commissioner Selph what to know exactly where the 2’ was needed.

Mr. Sith explained where it was.

Commissioner Perry asked if the applicant is granted an encroachment, would this be permanent.

Denise Grabowski said it would still be part of the city right-of-way.

Chair Bruner asked if they move the buffer if it can work.

Mr. Smith said yes.

Commissioner Selph asked if that would be agreeable to the applicant.

Commissioner Ashley said he is hesitant of city encroachment and escalation.

Chair Bruner called for a motion.

Commissioner Perry made a motion to approve with no encroachment, Commissioner Ashley seconded, vote passes 8-0.

**PC-11-24-1104: Brett Smith requests a variance for 90-262 (buffer requirements) to reduce the buffer from 25’ to 15’ for a segment of the buffer adjoining a property at 0 and 1 Bryce Industrial Drive, PINS: 60989 01059 and 60989.**

Commissioner Orrel made a motion to approve at the revised distances, Commissioner Selph seconded, vote passed 8-0.

**PC-12-24-1107: Brett Smith requests a variance for 90-73 and 90-128 to allow parking lot encroachment into the front setbacks, at 0 and 1 Bryce Industrial Drive, PINS: 60989 01059 and 60989 01060.**

Commissioner Perry made a motion to approve, Commissioner Ashley seconded, vote passed 8-0.

**PC-11-24-1108: Brett Smith requests a variance for 90-96D (fence setbacks) to allow fencing beyond the fence setbacks at 0 and 1 Bryce Industrial Drive, PINS: 60989 01059 and 60989 01060.**

Commissioner Orrel made a motion to approve with amendment that the fence no be over the property line, Commissioner Selph seconded, vote passes 8-0.

Commissioner Perry made a motion to adjourn the Board of Appeals, Commissioner Ashley seconded, vote passes with no opposition.

**Planning Commission**

**PC-11-24-1109: Roberts Civil Engineering requests a full parcel rezoning to C-2 (currently split-zoned R-A and R-2) at 4602 Old Louisville Rd, PIN: 60883 02006.**

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

Chair Bruner called the applicant forward.

Ken Straud approached, from Robert’s Civil Engineering. He spoke on behalf of the application and spoke about potential future plans if the rezoning passes.

Paul Miller approached and claimed he is interested in developing the area to make the neighborhood bigger. He talked about meeting with neighbors.

Chair Bruner called for more speakers.

Commissioner Orrel said he is behind somebody moving forward, but he feels this is the last buffer between industrial and residential, and may not be the place.

Commissioner Ashley said he has concerns because if the zoning changes anything can happen there.

Chair Bruner asked Denise Grabowski if this would go to Council.

Chair Bruner said the request is for C-2 so there is no way to limit.

Paul Miller approached the podium to ask about zoning change conditions upon development.

Denise Grabowski said she did not recommend this.

Commissioner Orrel made a motion to deny, Commissioner Selph seconded, vote passes 7-1.

**PC-11-24-1110: Maupin Engineering Inc requests a General Development Plan to expand an existing use at 8 Telfair Pl, PIN: 60737 01017.**

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

Chair Bruner called for the applicant.

Jay Maupin approached and spoke about the nature of the parcel and plans for the property.

Chair Bruner called for speakers.

Michael Roush came forward to speak, he said he is neither for or against, he just wanted to speak about concerns for the road and traffic. He also wanted to know what it will be used for.

Commissioner Perry asked if the applicant spoke to neighbors.

Mr. Maupin said the buildings are owned by the same person and did not anticipate opposition.

Commissioner perry asked if there would be trucks.

Mr. Maupin said maybe 3 a week.

Chair Bruner mentioned the neighbors having truck traffic.

Chair Bruner called for a motion.

Commissioner Orrel made a motion to approve, Commissioner Perry seconded, vote passes 8-0.

**PC-12-24-1112: Coleman Company Inc requests a General Development Plan for a fleet maintenance, fueling, and office space development, at 1580 Dean Forest Rd, PIN: 60988 02018.**

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

Chair Bruner called the applicant forward.

Chuck Singleton approached and spoke about how this would be a fleet maintenance building for a private fleet.

Chair Bruner called for speakers.

Commissioner Selph asked about the fencing for the retention pond.

Chuck Singleton said there would be fencing.

Commissioner Perry said she needs clarification.

Mr, Singleton said where he wants to place the fencing.

Commissioner Orrel made a motion to approve, Commissioner Perry seconded, vote passes 8-0.

**PC-12-24-1113: Verde Outdoor SE LLC requests a General Development Plan for a billboard at 0 Highway 16, PIN: 60877 01001.**

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

Ben Jones spoke to speak on behalf of the application. He said all of the locations are public record and that he has legal access to the property. Ben Jones said there are at least 10 other billboards through the city within a 1000 feet of each other.

Chair Bruner asked about the 1000 ‘ clarification.

Denise Grabowski said it was face to face.

Commissioner Ashley asked Denise Grabowski to show where this sign would be.

Denise Grabowski pointed it out on a map.

Jed Renfroe approached to speak, he spoke about the other signs across the street.

Chair Bruner asked for other speakers.

Chair Bruner asked for a motion.

Commissioner Selph made a motion to deny, Commissioner Ashley seconded, vote passes 7-1.

Commissioner Selph made a motion to adjourn, Commissioner Ashley seconded, meeting adjourned.

Respectfully submitted,

JRT