

Board of Zoning Appeals/Planning Commission

June 09, 2024 - 6:00PM

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

Roll Call: Vice-Chair Jenecia Perry; Chair Michael Bruner; Parliamentarian, Jeff Ashley, Chad Flowers, Wayne Joyner, Charlie Orrell and Misty Selph were present.

Yuridia Maldonado was absent.

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

Visitors: Enclosed

Chair Bruner called for a motion to approve the agenda. Commissioner Selph made a motion to approve the agenda with an amendment for a case number correction, with a second by Commissioner Orrell; the vote passes with no opposition.

Chair Bruner asked for a motion to approve the April 09, 2024 minutes. Vice-Chair Perry made a motion to approve with second by Commissioner Selph; the vote passes with no opposition.

**Board of Zoning Appeals**

**PC-6-24-1086:** Scott Allison, Coleman Company requests to establish a use for truck repair in an I-1 zoning district at 1580 Dean Forest Road; PIN 60988 02018

Denise Grabowski gave an overview and staff recs (approval.)

Scott Alison, petitioner came forward to speak on behalf of the application, gave overview of his application. Spoke about the Council Conditions for the property and spoke on the features of the site.

Commissioner Selph asked about fencing on rear of pond.

Scott Alison said yes there would be one.

Vice Chair Perry asked about side of property.

Scott Alison talked about trees in easement to the side of the pond.

Vice Chair Perry said vegetation is important to commission members.

Chair Bruner asked if there are any other speakers? There were none.

Vice Chair Perry made a motion to approve- Commissioner Selph seconded, vote passed with no opposition.

**PC-6-24-1087:** James Melvin Joyner requests a variance of section 90-14 (L) to build a 4800 sq.ft; 5580 sq. ft. impervious at 126 C Salt Creek Road; PIN 60990B 02007.

Denise Grabowski gave an overview and staff recommendations (approval.)

Chair Bruner asked petitioner to come forward.

Melvin Joyner came forward to speak on behalf of his application. He has tractors and antique cars that he wants to store indoors.

Commissioner Selph asked if anyone is running a business from that.

Melvin Joyner said no, he operates next door.

Vice-Chair Perry asked what kind of business.

Melvin Joyner said electrical contracting.

Commissioner Selph asked about the existing house?

Melvin Joyner said that nobody lives in it.

Chair Bruner asked if there any other questions?

Commissioner Orell spoke the amount of woods and how deep into the property it was.

Melvin Joyner spoke about the woods near his property.

Chair Bruner asked if the house is in good condition?

Melvin Joyner said that it needs some work and that there are no active utilities

Vice Chair Perry said she is concerned considering the growth of the area and what if the woods are not there in the future.

Melvin Joyner spoke about how secluded he is from any of the neighbors and spoke about history of living in the neighborhood.

Vice Chair Perry asked about utilities for the shed.

Melvin Joyner said probably electrical but no plumbing.

Chair Bruner asked not even a bathroom?

Melvin Joyner said no.

Chair Bruner asked if there any other speakers?

Christina Kimker approached, and spoke in favor of the application. She said it is important to be able to use properties for personal purposes.

Marsha Daniel spoke in favor of the application, she talked about the history of the family living there, and spoke that there was not likely to be major development in that area, and that the family is respected in the neighborhood.

Chair Bruner asked if there are any other speakers? There were none.

Chair Bruner asked for a motion. Commissioner Orrel motion to approve on condition that it will remain storage, Commissioner Ashley seconded.

**PC-6-24-1088:** Scott Allison; Coleman Company requests to establish a use for a veterinarian urgent care center at 1481 Dean Forest Road; PIN 60989A 02025.

Denise gave an overview and staff recommendations (approval.)

Scott Allison approached to speak on the petition. He spoke about the business model of the veterinarian and proposed use of the building. There would be no outdoor animals or kenneling of animals.

Commissioner Selph asked are you going to make site improvements?

Scott Allison said no, but there may be some minor interior improvements.

Vice Chair Perry said that she is so happy to bring her dog there.

Chair Bruner anyone who would like to speak? No speakers came forward.

Chair Bruner called for a motion- Commissioner Orrell motion to approve Vice Chair Perry seconded. Vote passes with no opposition.

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

### **Planning Commission**

**PC-3-24-1089:** Greg Stewart requests a general development plan review of 1260 Dean Forest Road for proposed development as GLIT Industries, LLC. PIN 60990 02009.

Vincent Porto arrived to speak on behalf of his brother, and the future tenant for the building came forward (American Motors Collision Center.)

Commissioner Selph asked about the site plans and fencing use on the property.

Vincent Porto said he did not know and asked if there was a need for fencing.

Commissioner Selph asked Denise Grabowski about the site plan for landscaping.

Denise Grabowski said they would confirm this during the civil engineering review.

Commissioner Selph asked about outdoor storage of vehicles.

Denise Grabowski read the ordinance.

Commissioner Selph told the applicant it would be nice if there was fencing or screening.

Denise Grabowski talked about the configurations of the lot.

Chair Bruner asked if the body shop will occupy 100% of the building?

The tenant said yes he will occupy the building.

Commissioner Ashley asked if the paint booth will be inside.

The tenant said yes.

Chair Bruner asked if there are any other speakers? There were none.

Being none called for motion- Vice Chair Perry motion to approve Commissioner Ashley seconded. Vote passed with no opposition.

**PC-3-24-1082:** Renfro Outdoor Advertising requests a general development plan for a billboard on 0 Salt Creek Road; PIN 60960 01046.

Denise gave overview and staff recommendations (approval.)

Jed Renfro came forward to speak on behalf of the application. Spoke about the face size.

Chair Bruner asked if the billboard was digital or static.

Jed Renfro Said static.

Commissioner Selph asked about difference between GDOT and GC Permit.

Jed Renfro clarified.

Denise Grabowski talked about the size.

Jed Renfro agreed with her statement.

Chair Bruner asked if there are any other speakers?

Commissioner Selph makes a motion to approve – Commissioner Ashley seconded. Vote passes with no opposition.

**PC-5-24-1083:** Renfro Outdoor Advertising requests a general development plan for a billboard on 0 Salt Creek Road; PIN 60960 01047.

Denise Grabowski gave an overview and staff recommendations (approval.)

The applicant said he did not feel the need to speak again. There were no questions for the applicant.

Vice Chair Perry made a motion to approve. Commissioner Selph seconded. Vote passes with no opposition.

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

Respectfully submitted,

JRT