Board of Zoning Appeals/Planning Commission

August 13, 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, Yurida Maldonado, Charlie Orrel, and Chad Flowers. Wayne Joyner were present. Misty Selph was absent.

Staff: Denise Grabowski (Planning Manager -Consultant), Laureen Boles (Planning and Economic Director), and Jonathan Trego (Planning and Zoning Supervisor.)

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

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

**Board of Zoning Appeals**

**PC-8-24-1083: Joann Duff request to establish a use as D & J American Mobile Home Supply for sale of mobile home supplies for repair to be located at 5102C Ogeechee Road; PIN 60990C 03022.**

Denise Grabowski gave an overview and staff recs, approval.

Joann Duff approached to speak on behalf of the application, she was in favor of approving her application.

Dr. Perry asked if the business would remain the same, the applicant affirmed.

Chair Bruner asked for other speakers.

Commissioner Orrel asked if she would keep the business the same, the applicant affirmed.

Chair Bruner asked for a motion to approve. Commissioner Perry made a motion to approve, Commissioner Ashley seconded. Vote passes 7-0.

**PC-8-24-1084:  Jamie Graham request an appeal/variance Sec. 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 B.**

Denise Grabowski gave an overview and staff recommendations. Recommendation is approval provided that the height does not exceed 75 feet based on the crown of the adjacent roadway.

Jamie Graham approached and spoke on behalf of his application.

Commissioner Orrel asked Jamie Graham if any corrections were needed to adhere to the sign ordinance.

Chair Bruner asked about the mechanical faces.

The applicant Jamie Graham said he applied with Robert Wellmaker and gave a history of the process.

Chair Bruner said just because you have GDOT does not override the local ordinance.

Mr. Graham said he was approved for MMS by Garden City.

Denise Grabowski talked about the sign ordinance.

Mr. Graham said he does not consider it a changeable copy.

Chair Bruner said yes, it is.

Mr. Graham said he needs 2 months to change it out.

Chair Bruner asked if 90 days would be fair.

Chair Bruner asked for other speakers.

Commissioner Perry asked Mr. Grahah, what his understanding of a triface board was.

Mr. Graham said he considers it MMS.

Denise Grabowski spoke about the differences between GDOT requirements and Garden City requirements.

Commissioner Perry asked if Robert Wellmaker approved him.

Mr. Graham said yes.

Chair Bruner said he would have to come into compliance.

Commissioner Perry asked about compliance in 90 days.

Mr. Graham talked about his contracts.

Commissioner Orrel asked if they could offer more time.

Mr. Graham talked about his contracts and what was required.

Chair Bruner asked about who rents it now.

Mr. Graham talked about who rents it and their contract.

Commissioner Ashley asked if this was the sign where there was an issue with accessibility.

Mr. Graham said yes.

Commissioner Perry asked if they were to approve it would it be for an extension.

Chair Bruner said to approve with an agreement to get into compliance.

Commissioner Orrel made a motion to approve with a provision that he would update the billboard to get within code within 6 months, and there would be a height limit of 75’. Commissioner Perry seconded. Vote passes 7-0.

**PC-8-24-1085: Kot S. Kim request to establish a use as an electrical construction contractor to be located at 2404 W US Hwy 80; PIN 60881 01012.**

Denise Grabowski gave an overview and staff recommendation, approval.

Application Jerimiah Kim spoke in favor of his application. He spoke about his business model and use proposal.

Chair Bruner asked for other speakers.

Joseph Kimker came forward to speak in favor of the application.

Chair Bruner asked for other speakers.

Commissioner Orrel asked if the applicant would operating service trucks at the location.

The applicant said mainly from the outside.

Commissioner Orrel asked about equipment storage.

The applicant not much storage, maybe some wires.

Commissioner Perry made a motion to approve, Commissioner Ashley seconded, vote passes 7-0.

**PC-8-24-1086:  Rusty Windsor request to establish a use to allow truck repair to be located at 3 Prosperity Drive; PIN 60988D 02006 and 60988D 02032.**

Denise Grabowski gave overview and staff recommendation, approval.

Applicant Rusty Windsor approaches to speak in favor of his application, he said this is for repair of company vehicles, not for external customers.

Chair Bruner asked for speakers.

Commissioner Orrel asked if UPS serviced trucks there.

The applicant said his understanding was that they did.

Commissioner Orrel made a motion to approve, Commissioner Ashley seconded, vote passes 7-0.

**PC-8-24-1087: Otilio Rax-BA request to establish a use as a church to be located at 4A Harrell Drive; PIN 60015 02006.**

Denise Grabowski gave overview and staff recommendation, approval.

No applicant was present.

Perry motion to table, Ashley seconded, vote passes 7-0.

**PC-8-24-1088: Brad Knyal request to establish a use as truck repair to be located at 6010 Commerce Blvd; PIN 60891 01048.**

Denise Grabowski gave overview and staff recommendations, approval.

Applicant Brad Knyal approached to speak in favor of his application.

Bruner called for other speakers.

Zach Travis approached to speak in favor of the application, and spoke about the need for more truck services.

Bruner asked for other speakers.

Commissioner Orrel motion to approve, Pery seconded. Vote passes 7-0.

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

**Planning Commission**

**PC-8-24-1089: Chad Zittrouer requests a general development plan review for proposed development as an office warehouse at 1335 Lynah Avenue; PIN 60802 11028.**

Denise Grabowski gave overview and staff recommendations, approval.

Applicant, Westin Martin approached to speak on behalf of his client, he spoke about the project.

Chair Bruner asked for other speakers.

Jack Reese approached to speak as the developer, and said that he is in favor and would be happy to answer any questions.

Bruner asked for other speakers.

Pery motion to approve, Ashley seconded. Vote passes 7-0.

**PC-8-24-1090: Jack E. Hall Jr. request a general development plan for proposed development of a commercial, non-retail shop with associated parking and utilities at Bryce Industrial Drive; PIN 60989 01063.**

Denise Grabowski gave overview and staff recommendation, approval.

Alec Metzer, engineer, came forward to speak on behalf of the project.

Chair Bruner asked for other speakers.

Chair Bruner asked about vegetation.

Denise Grabowski spoke about the buffer requirements regarding the size of the property and easements.

Commissioner Perry asked Mr. Metzer about his statement that everyone else is not doing the right thing.

Denise Grabowski asked if staff can work with the applicant to enhance vegetation.

Denise Grabowski advised amending the staff recommendation for the approval.

Commissioner Perry said the word practical gives her pause, because who determines practicality.

Commissioner Orrel motion to approve with consideration of additional veg as allowed, Commissioner Ashley seconded, vote passes 7-0.

Commissioner Perry motion to adjourn planning commission meeting. Commissioner Ashley 2nd. Vote passes 7-0.

Bruner reopens zoning appeals meeting.

The applicant from an earlier item arrived late.

**Perry motion to remove PC-8-24-1087 from the table, Judy 2nded. 7-0.**

Denise Grabowski gave overview and staff recommendation.  She stated what she stated earlier for the item.

The applicant and a translator approached.  His name is Otillio Rax, he spoke through a translator to talk about his church and what he wanted to accomplish.

Chair Bruner asked for other speakers.

Joseph Kimker approached to speak in favor of the applicant.

Monalisa Monroe approached to speak in favor of the application.

Tammy Graham approached to speak in favor of the application.

Chair Bruner asked for more speakers.

Commissioner Maldonado said that she knows him and thinks that he is a very good person.

Commissioner Orrel said he thinks it will be a good fit.

Commissioner Ashley motion to approve, Commissioner Pery 2nd, 7-0

Commissioner Perry motion to adjourn, Commissioner Ashley 2nd, 7-0.

Respectfully submitted,

JRT