

Planning Commission



Minutes of the Thursday, December 21, 2017 Regular Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie

Larry Watts

Briton Williams

1. **Call to Order** – The regular meeting of December 21, 2017, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m.
2. **Roll Call** – Members present were Chairman Burnett and Commissioners Len Carter, Briton Williams, Larry Watts, JoAnn McKie, and Tim Key. Commissioner Clark was absent. Also in attendance were Amanda Sievers, Interim Director of Planning and Development; Kuleigh Baker, Engineering and Planning Secretary; the applicants and their representatives; and members of the press.
3. **Approval of Minutes** – The November 16, 2017 Regular Meeting minutes were approved as transmitted.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 17-003 – Rezoning** – A request by property owners T. R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located along W. Martintown Road and Frontage Road, Tax Parcels: 001-20-02-006 from PD, Planned Development to GC, General Commercial. The purpose of the rezoning request is to develop the lot as a multi-family residential development.

Presentation by Applicant –

Chris Gray, B&B Commercial, 1350 W Martintown Road introduced himself as the designated agent for the property owner, Mr. T. R. Reddy. He also introduced Mr. Ash Shah, the owner's representative. The proposed apartment complex is planned as a multi-phase project, with Phase 1 consisting of 9 to 10 buildings with 12 units per building. He said the proposed development would require a retaining wall.

Gregg Stewart, Dezin Solutions, LLC, 242 South Kennedy St, Meador, GA presented preliminary architectural elevations and floor plans for 2 and 3 bedroom apartment units.

Chairman Burnett asked why specifically the applicant was requesting the GC zoning. Mr. Gray said that original plans for the lot included a hotel but the current concept is strictly apartments.

Commissioners Watts and McKie asked questions about the rental price and whether they would be subsidized.

Public Hearing –The public hearing was opened at 7:11 p.m. Chairman Burnett reminded the applicant and Planning Commission that the decision of the rezoning is a recommendation to City Council.

Mrs. Sievers presented a staff report as part of the public hearing. She gave a brief history of the property, which was annexed in 2006 as a PD with a General Development Plan done by the Martin Group that proposed a mixed-use of storage units, residential, and commercial uses. Mrs. Sievers noted the property's steep terrain and emphasized the need for a Traffic Impact Analysis with future site plan submittal.

Mr. Burnett asked if the subject parcel was part of the Highway Corridor Overlay. Mrs. Sievers said the property was not within the HC district.

Commissioner Watts asked why the proposed development could not be done within the current PD zoning. Mrs. Sievers said the staff and applicant did not discuss other zones that would permit the same development goals.

Having no additional comments from the public, the public hearing was closed at 7:17 p.m.

Consideration of Application RZM17-002 –

Chairman Burnett suggested the proposed multi-family residential development would be more suited for the R-5, Mixed Residential zoning district. The R-5 district narrows the scope to approximately 21 uses versus nearly 98 for the General Commercial District while still permitting the requested uses.

Mr. Gray voiced concern that the swimming pool, office, and fitness center would not fit within the R-5 zoning district and asked questions about the requirement for storage units as part of the final phase.

Mrs. Sievers said that storage units are considered a Special Exception within the General Commercial zone.

Commissioner Williams agreed with the proposed development of multi-family residential apartment units at Exit 1 but asked the Commissioners to consider the potential benefit of the mix of uses available in the General Commercial zoning for future growth.

Commissioner Carter agreed that a General Commercial rezoning would open the area up to a wider variety of development.

Commissioner Watts said he liked the idea of having storage units for the residents and did not want to limit the developer with the rezoning.

Commissioner Key stated he felt the R-5 Mixed Residential would allow the developer to continue with the proposed use while protecting the wishes of the community.

Commissioner Burnett made a motion to deny the request by property owner T. R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located along W. Martintown Road and Frontage Road, Tax Parcels: 001-20-02-006 from PD, Planned Development to GC, General Commercial while recommending to City Council that ± 16.06 acres of land located along W. Martintown Road and Frontage Road, Tax Parcels: 001-20-02-006 be rezoned from PD, Planned Development to R-5, Mixed Residential.

Commissioner Watts offered a second and the motion carried 5-1 with Commissioner Williams voting against.

- 6. Staff Reports** – Mrs. Sievers noted the Monthly Report contained specific details regarding staff approvals. She reported that application RZM17-002 from the November Planning Commission meeting had been withdrawn by the applicant before the City Council meeting. Plans for The Retreat at Walnut Village are underway. Demolition on the former Taco Bell site has begun and the property owner will meet with staff to discuss future development. Projects on the horizon include a new Marco's Pizza location, Rushing Waters subdivision, and a potential redevelopment of the old Ryan's off Knox Avenue.

Mrs. Sievers thanked the Commissioners for their work and support during her tenure and Chairman Burnett offered his well wishes in her future endeavors.

- 7. Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:02 p.m.

Respectfully Submitted,



Kuleigh Baker, Secretary
Departments of Engineering and Planning and Development
Secretary to the Planning Commission