



## PLANNING AND ZONING COMMISSION

Shelby Phillips, Chair  
Andrew Whitmore, Vice-Chair  
Elise Stoney  
Mark Wade  
Elizabeth Echols  
Jerry Williams

Tuesday, April 7, 2015	Regular Meeting Minutes	7:00 PM
<b>Board Members Present</b>	Shelby Phillips (Chair), Andrew Whitmore (Vice-Chair), Elise Stoney, Mark Wade, Elizabeth Echols, Jerry Williams	
<b>Board Members Absent</b>		
<b>Staff Present</b>	Tarika Peeks (City Planner), Linda Abaray (City Planner), Valerie Ross (City Attorney), Herbert Humphrey (Acting City Engineer) and Asia Zachery (Recording Secretary)	
<b>Call to Order</b>	Shelby Phillips called the meeting to order at 6:58 p.m.	

### ADOPTION OF AGENDA

**Motion and Vote:** Whitmore moved to approve the agenda. Williams seconded. Approved (5-0, Whitmore, Stoney, Wade, Echols, and Williams for; and Phillips not voting)

### PUBLIC COMMENT

NONE

### APPROVAL OF PREVIOUS MEETING'S MINUTES

**Motion and Vote:** Whitmore moved to approve the March 3, 2015 minutes. Williams seconded. Approved (5-0, Whitmore, Stoney, Wade, Echols, and Williams for; and Phillips not voting)

### PUBLIC HEARING

15V-003

6225 Campbellton Fairburn Road

Applicant: Don Hayes, H & H III, Inc., (All Pro Medical Transport Services)

**SUMMARY/STAFF PRESENTATION:** The applicant is appealing the zoning interpretation of the Zoning Administrator for the proposed use of property in the O&I (Office and Institutional) district. The applicant considers the proposed use of the business as a medical/health services business, which is a permitted use in the O&I (Office and Institutional) district. The proposed business would not be an appropriate use in the O&I (Office and Institutional) zoning district. Therefore, the Zoning Administrator requests that the Planning and Zoning Commission wholly affirm the decision as stated in the Letter of Determination dated January 9, 2015.

### APPLICANT PRESENTATION:

Rick Lindsey (Representative)

(Invitation for public comment in support of and in opposition to the petition)

*SUPPORT FOR THE PETITION:*

Dale Hayes, Palmetto, Georgia

*AGAINST THE PETITION:*

None

**Motion and Vote:** Whitmore moved to wholly affirm the decision of the Zoning Administrator as stated in the Letter of Determination dated January 9, 2015. Williams seconded. Approved (5-0, Whitmore, Stoney, Wade, Echols, and Williams for; and Phillips not voting)

**15C-001****0 Meadow Glens Parkway****Applicant: Lance Watson, (Meadow Glen Retail)**

*SUMMARY/STAFF PRESENTATION:* The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. The approval of the site plan is conceptual only. The applicant will be required to submit a building permit application prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further review by the Planning Commission. Recommended approval be subject to the following conditions:

1. To the Site Plan submitted to the Department of Community Development dated received March 24, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
2. Stormwater management facility must be permitted and constructed, prior to or in conjunction with the Land Disturbance Permit. Stormwater management facility shall be completed pursuant to City requirements prior to the issuance of a building permit.
3. An approved subdivision plat shall be submitted prior to the issuance of any Certificate of Occupancy.

*APPLICANT PRESENTATION:*

Michael Elliott

Metro Engineering

1469 Highway 20 West

McDonough, Georgia 30253

(Invitation for public comment in support of and in opposition to the petition)

*SUPPORT FOR THE PETITION:*

None

*AGAINST THE PETITION:*

None

(Close of public hearing. Planning Commission questions and discussion)

**Motion and Vote:** Stoney moved to approve. Whitmore seconded. Approved (5-0, Whitmore, Stoney, Wade, Echols, and Williams for; and Phillips not voting)

### UNFINISHED BUSINESS

15V-002

98 & 110 West Broad Street

Applicant: Frank Durst, (Family Dollar)

Applicant decided to erect a monument sign in compliance (15ft from ROW) with the City's ordinance.

### NEW BUSINESS

None

### STAFF REPORT

None

### COMMISSION MEMBERS COMMENTS

Whitmore and Stoney made comments.

### ADJOURNMENT

**Motion and Vote:** Stoney moved to approve. William seconded. Approved (5-0, Whitmore, Stoney, Wade, Echols, and Williams for; and Wade and Phillips not voting)

Meeting adjourned at 7:32 p.m.

Approval Signatures	
Date Approved	
Shelby Phillips, Chairman	
Tarika Peeks, City Planner	
Asia Zachery, Recording Secretary	