



Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Al Dempsey
Commissioner Russell Wilder
Commissioner Gene Futch
Commissioner Michael W. Carraway

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Cara Harden, Administrative Specialist
Members of the Public

A. CALL TO ORDER

Chairman Cox called the meeting to order at 6:00p.m.

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Futch led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Cox declared a quorum with 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 21, 2022

Commissioner Futch made a motion to approve the April 21, 2022 meeting minutes. Commissioner Wilder seconded the motion. The motion carried 4-0. Commissioner Carraway abstained from the vote.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the May 5, 2022 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Provisional Home Occupation

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Minor Waiver

(H2e1) MW22-04-02, Minor Waiver, Tax Map 067 Parcel 2413, 0.18 +/- acres, 819 Lillian Park Drive, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Danielle Montgomery presented the Minor Waiver.

(H2e2) MW22-04-03, Minor Waiver, Tax Map 067 Parcel 2414, 0.17 +/- acres, 821 Lillian Park Drive, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Danielle Montgomery presented the Minor Waiver.

(H2f) Plan Revision

(H2f2) RZ22-05-02, Minor PUD (Planned Unit Development) Revision, Tax Map 066 Parcel 008B, 1.79 +/- acres, located at 5106 Washington Road, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff report.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to approve with conditions RZ22-05-02, Minor PUD (Planned Unit Development) Revision, Tax Map 066 Parcel 008B, 1.79 +/- acres, located at 5106 Washington Road, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. A maximum of three principal signs for the endcap units with no more than one on each wall, with a maximum of 75 square feet in total are allowed for each tenant.
2. A maximum of two principal signs for the middle units with no more than one on each wall, that total a maximum of 75 square feet are allowed.

(H2g) Public Hearing

(H2g1) RZ22-05-01, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 072A portion of Parcel 075, 0.22 +/- acre portion of 0.48 +/- acres total, located at 455 Marie Street, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:08 p.m.

Chairman Cox asked if the applicant was present. Applicant not present.

Chairman Cox asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing at 6:08 p.m. and called for a motion.

Commissioner Carraway made a motion to withdraw without prejudice RZ22-05-01, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 072A portion of Parcel 075, 0.22 +/- acre portion of 0.48 +/- acres total, located at 455 Marie Street, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

The following two items were presented together and voted on separately.

(H2g2) RZ22-05-03 Part I, Rezone R-1 (Single Family Residential) to S-1 (Special), Tax Map 077 Parcel 065, 6.16 +/- portion of 11.97 +/- acres total, located at 825 Furys Ferry Road, and currently zoned R-1 (Single Family Residential).

RZ22-05-03 Part II, Major S-1 (Special) Revision, Tax Map 077 Parcel 064, 1.76 +/- acres, located at 837 Furys Ferry Road, and currently zoned S-1 (Special).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:14 p.m.

Chairman Cox asked if the applicant was present. Applicant present, but did not provide any additional information.

Chairman Cox asked if there was anyone to speak for or against the Rezoning and Major S-1 Revision.

The following members of the public spoke regarding the application:
Judy Brown, 4166 Tindall Drive

The public expressed concerns about traffic and questioned the exit of the site and Hammonds Ferry with the Furys Ferry Road widening project.

Planning Commission and staff addressed the public concerns.

Chairman Cox closed the public hearing at 6:16 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to approve with conditions RZ22-05-03 Part I, Rezone R-1 (Single Family Residential) to S-1 (Special), Tax Map 077 Parcel 065, 6.16 +/- portion of 11.97 +/- acres total, located at 825 Furys Ferry Road, and currently zoned R-1 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

Vice-Chairman Dempsey made a motion to approve with conditions RZ22-05-03 Part II, Major S-1 (Special) Revision, Tax Map 077 Parcel 064, 1.76 +/- acres, located at 837 Furys Ferry Road, and currently zoned S-1 (Special). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. For the new development, all lighting on the site shall be shielded and directed away from adjacent residentially zoned properties. A photometric plan, showing that footcandle measurements are 1.0 or less at the property line, shall be provided prior to site plan approval.
2. A combination plat for the subject parcels (including 6.16 +/- acre portion) shall be submitted and recorded prior to site plan approval.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 6:17 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File
Al Dempsey, Vice-Chairman

Signature on File
Scott Sterling, Planning Services Director