

Planning & Zoning Commission
Regular Public Hearing
Tuesday, June 30, 2009

The Planning & Zoning Commission met in a regular public hearing on Tuesday, June 30, 2009 at 7:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Mike Gill; Commissioner Robert Francis; and Community Development Director Taurus Freeman. Commissioners Bakari Turner and Polly Oliver were absent with notification. There were 13 members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. then Freeman read the agenda.

Old Business

Commissioner Francis motioned to approve the minutes from the May 26, 2009 meeting, and Commissioner Gill seconded. The motion carried 3/0.

New Business

CU-01-09, presented by Freeman. Pastor Lula Crayon of Villa Rica, GA requests a conditional use for the purpose of a church. The property is located at 200-B Old Liberty Road, parcel number 0146-025-0032, in Land Lot 146 of the 2nd District, in Douglas County. The property consists of 1.31+/-acres and is in Ward 4.

Shelly Crane, a representative of Spoken Word EOC, stated the church would use the existing building for the church, and will have a congregation of six (6) adults and two (2) children to begin. Also, Crane stated the church will provide outreach programs and support to the community.

Commissioner Francis questioned which structure would be utilized or would there be an addition to site. Tammy Talbot, the property owner, said there would be no expansion or additions to the site for the church.

The purpose of Conditional Use review is to allow the City to exercise some discretion over the extent and design of certain activities that could have a detrimental effect on the community if permitted to exist in large numbers, in certain locations or without special conditions. Therefore, these regulations enable the City to authorize a Conditional Use subject to conditions that mitigate the potential problems associated with the use or its location in relation to the neighboring properties. A Conditional Use is not a use by right.

Commissioner Francis motioned to recommend approval of the request, and Commissioner seconded by Kraft. The motion carried 3/0.

RA-01-09, presented by Freeman. Tanner Medical Center, Inc. of Carrollton, GA requests a rezoning from R-20 (Single-Family Residential) to OI (Office- Institutional), for the purpose of a Medical Office Park. The property is located at 843 Dallas Highway, parcel number V05-011-0008, in Land Lot 192 of the 6th District, in Carroll County. The property consists of 11.39+/- acres and is in Ward 4.

Larry Steed, a representative of Tanner Medical Center, Inc., stated that this request would be contiguous with Tanner Medical Center's main campus. He said the property for additional parking for hospital and medical offices due to the increased development in the City that has caused a growing need for medical auxiliary services. The proposed time schedule and phasing

for the development will be on an as needed basis, and will be driven by the demand for medical services in the area, as stated in the Analysis of Impact.

Commissioner Gill asked if there had been any opposition to the request; Tim McDonald, Property Manager for Tanner Medical Center, Inc., said there has not been any opposition, but they did receive property purchase requests.

Tom Waldrop, 215 Old Stone Road, was concerned with water run-off regarding the parking lot concept. In the past, Waldrop said issues with run-off from Tanner Medical property had been prevalent in the past, and he requested that this be prevented in the future. Commissioner Francis asked Staff if there were any requirements that would prevent such an occurrence. Freeman said rules and regulations regarding stormwater run-off are in the Unified Development Code, and Staff reviews all plan submittals for compliance.

Commissioner Gill motioned to recommend approval of the request, and Commissioner Francis seconded. The motion carried 3/0.

Staff Comments: Freeman updated the Commission from the previous City Council meeting. Freeman told the Commission that the rezoning request on Industrial Boulevard and State Route 101 has been postponed by the applicant, and will not be heard until August's meeting; and no case have been filed to be heard, as of this date.

Public Comments There were no public comments.

There being no other comments, Commissioner Francis motioned to adjourn at 7: 22 p.m., and Commissioner Gill seconded. The motion carried 3/0.

Planning and Zoning Chairperson

Date

Community Development Director

Date