

Planning Commission
Minutes - October 16, 2023

1. Call to Order: Chairman Edwards called the meeting to order at 6:10pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Guidry, Jefferson, Mehserle, Moody and Ross were present.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Chuck Thomas, Paul Cribbs, and Tamique Bussell

3. Invocation: was given by Commissioner Moody
4. Approval of Minutes from September 11, 2023, and work session September 25, 2023
Commissioner Butler motioned to approve as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.
5. Announcements – Chairman Edwards referred to the announcements as listed.
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place cell phones in silent mode.
6. Citizens with Input- None
7. Old Business
 - **PLAT-0110-2023**. Preliminary Plat for Avington Glen. The applicant is Masterpiece Construction. (*Postponed from September 11, 2023*)

Mr. Wood advised Avington Glenn subdivision received preliminary plat approval as a cluster subdivision in 2006. (Cluster subdivision provisions were later replaced with Conservation subdivisions, which have since been removed from the LMO.) The preliminary plat included space for “future access” in case Gurr Road was ever extended. The current subdivision has the required two means of access on Kings Chapel Road. The applicant proposes to use the “future access” space to create one additional lot in the subdivision. The proposed lot, shown as Lot D-1A on the proposed plat, will increase the total number of lots in Avington Glenn to 250. According to the minutes of the Planning Commission meeting at which the original preliminary plat was approved, the cluster subdivision required 10 acres of open space, but 24 acres of open space was provided. Since the “future access” is not required and the open space for a cluster subdivision will not be reduced below what was originally required, staff recommends approval of the proposed preliminary plat.

Chairman Edwards opened the public hearing at 6:07pm and called for anyone in favor of the request. Mr. Chuck Thomas, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Commissioner Jefferson motioned to approve as submitted; Commissioner Butler seconded; all in favor and was unanimously approved.

8. New Business

A. Public Hearing (Planning Commission decision)

- **VAR#0127-2023.** Variance for property located at 205 Spring Creek Drive. The applicant is Paul Cribbs.

Ms. Carson advised the request is to reduce the minimum square footage from 1500 to 1334, as required by Section 5-1 Table 5-1-1: Minimum House Size for R-3, Single-Family Residential shall be 1500 heated square feet. The dwelling was almost complete when the need for a variance was discovered. Mr. Wood advised the Commission the error was on the part of the review staff.

Chairman Edwards opened the public hearing at 6:10pm and called for anyone in favor of the request. Mr. Paul Cribbs, the applicant, had no additional comments and thanked staff for their assistance. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:11pm.

Commissioner Butler motioned to approve as submitted; Commissioner Ross seconded; all in favor and was unanimously approved.

- **VAR#0128-2023.** Variance for property located at 209 Spring Creek Drive. The applicant is Paul Cribbs.

Ms. Carson advised the request is to reduce the minimum square footage from 1500 to 1334, as required by Section 5-1 Table 5-1-1: Minimum House Size for R-3, Single-Family Residential shall be 1500 heated square feet. The dwelling was almost complete when the need for a variance was discovered. Mr. Wood advised the Commission the error was on the part of the review staff.

Chairman Edwards opened the public hearing at 6:12pm and called for anyone in favor of the request. Mr. Paul Cribbs, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:13pm.

Commissioner Ross motioned to approve as submitted; Commissioner Butler seconded; all in favor and was unanimously approved

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on November 7, 2023)

- **SUSE#0126-2023.** Special exception for home bakery for property at 400 Rippling Water Way. The applicant is Tamiqua Bussell.

Ms. Carson read the applicants' request which was for a special exception to allow for a residential business, The owner wants to operate a home bakery in a portion of the house as a residential business, allowing customers to have access to the garage area on an appointment-only basis. The exterior of the house will not be altered to advertise the business, and customer visits will be limited to Monday through Saturday 8 AM to 6 PM. The applicant is certified by the state to sell home-baked goods and has food-safe certifications, limiting the potential for health hazards. The driveway of the residence is three cars wide, allowing more than enough space for vehicles to pull in without blocking the sidewalk or the street. Staff recommends

approval of the special exception, with the following conditions: 1. Limited to the use and business details specified in the application documents, and 2. Limited to the applicant, Tamiqua Bussell and is not transferable

Chairman Edwards opened the public hearing at 6:16pm and called for anyone in favor of the request. Ms. Tamiqua Bussell, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:17pm.

Commissioner Mehserle motioned to recommend approval with staff conditions as submitted; Commissioner Guidry seconded; all in favor and was unanimously recommend for approval.

9. Other Business – None

10. Commission questions or comments – None

11. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:23pm.