

Board of Zoning Appeals/Planning Commission
September 8, 2020 - 6:00PM

Opening: Vice-Chair Misty Selph welcomed everyone and called the meeting to order.

Roll Call: Parliamentarian Jenecia Perry, Jeff Ashley, Nancy Cox, Jimmy Crosby, Gary Monroe and Charles Orrel. Absent: Billy Jackson; Chairman

Staff: Scott Robider; Acting Planning and Zoning Director

Visitors: Enclosed

Board of Appeals

PC2013: Gary Scott; property owner, request a rear setback variance to place an accessory building at 2613 13th Street. PIN 6-0926-02-023.

Vice-Chair Selph opened the floor for comments, questions and those in favor of the request.

Mr. Scott said the storage building will be in the back of the property and there is an existing oak tree that prevents backing out.

Commissioner Orrel said is this a pre-fab building that meets the wind load requirements?

Mr. Scott replied that it is prefab built on a slab that will be 13ft off of the rear, 4ft on the side with no plumbing. Mr. Scott said his neighbor is present on behalf of the request.

Commissioner Perry said what is the building used for and did you previously submit for a mother-in-law suite?

Mr. Scott said he wants to put an old pick-up truck and additional items in the storage building and I did not submit for a mother-in-law suite or previous submittals.

Commissioner Ashley said what are the intentions with the existing shed?

Scott Robider; Acting Planning and Zoning Director said Mr. Scott will need to get rid of the current shed.

Vice Chair Selph asked for further comments, being none, she called for those in opposition; with no opposition Vice-Chair Selph called for a motion. Commissioner Perry made a motion to approve PC2013: Gary Scott; property owner, request a rear setback variance to place an accessory building at 2613 13th Street. PIN 6-0926-02-023. Commissioner Cox second the motion; vote passes without opposition.

Vice-Chair Selph called a motion to adjourn Commissioner Perry made motion to adjourn; with a second by Commissioner Cox; vote passes without opposition.

Planning Commission

PC2014: Michael W. Howard, property owner, requests to rezone 1301 Junction Avenue from R-2 to C-2 for proposed use as a showroom for L & H Industrial Services, Inc. PIN 6-0802-05-019.

Vice-Chair Selph opened the floor for comments, questions and those in favor of the request.

Mr. Howard said he wants to build a showroom because he has outgrown the current property.

Commissioner Orrel said will this location include parking for employees?

Mr. Howard said this will include parking area for employees, but wants rezoning before site plans are developed. Mr. Howard said I have a letter from the neighbor for approval and received approval for sales and service.

Commissioner Monroe said what is the current use of the property.

Mr. Howard said the property is vacant and the showroom is for the existing business and I am unsure of the development as the plans will have to be done.

Vice-Chair Selph asked for further questions or comments; being none she called for those in opposition. With no opposition Vice-Chair Selph stated I will recuse from voting on PC2014; she then called for a motion. Commissioner Perry made a motion to recommend to Council to approve PC2014: Michael W. Howard, property owner, requests to rezone 1301 Junction Avenue from R-2 to C-2 for proposed use as a showroom for L & H Industrial Services, Inc. PIN 6-0802-05-019. Commissioner Monroe seconds the vote; vote passes without opposition.

PC2015: An ordinance to amend the zoning ordinance of Garden City, Georgia, as amended; to amend Paragraph 14 and 15 of Section 90-47(B) to permit Day Nurseries, Kindergartens and Child Care Centers in all mixed-use zoning districts located within the City; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

Vice-Chair Selph opened the floor for comments, questions and those in favor of the request.

Scott Robider; Acting Planning and Zoning Director stated this revision is to the ordinance with the City being in favor of placing daycares in mixed use areas. He said there is currently a high vacancy rate at the Harbor Forest development.

Vice-Chair Selph called for further comments and questions; with no further comments she called for a motion. Commissioner Orrel made a motion to recommend to Council to approve PC2015: An ordinance to amend the zoning ordinance of Garden City, Georgia, as amended; to amend Paragraph 14 and 15 of Section 90-47(B) to permit Day Nurseries, Kindergartens and Child Care Centers in all mixed-use zoning districts located within the City; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes. Commissioner Cox second the motion. Vote passes without opposition.

Minutes
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Vice-Chair Selph called for a motion to adjourn. Commissioner Cox made a motion to adjourn; Commissioner Orrel seconds the motion; vote passes without opposition.

Respectfully submitted
TTR