

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or Non-Agenda Items

There were no supplemental or non-agenda items to be added to the agenda.

PUBLIC HEARING (The Chairman will Call for Any Comments Regarding the Following Items After Each Item is Presented)

- 5. **12501 Public Hearing Regarding Petition # 020-21 Filed by Clayton Appliances Requesting to Rezone Property Located at the Northeast Corner of SR 154 and Willis Road, Sharpsburg - WITHDRAWN**

The Board previously voted to remove Petition # 020-21 filed by Clayton Appliances requesting to rezone property located at the northeast corner of SR 154 and Willis Road, Sharpsburg (Parcel #135-1086-039) from C-6 (Commercial Minor Shopping District) to C-7 (Commercial Major Shopping District) from the agenda following receipt of a formal request from the applicant to withdraw the application.

RESULT:	WITHDRAWN
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- 6. **Motion To: Public Hearing Regarding Petition # 019-21 Filed by Angler Investments, LLC Requesting to Rezone Property Located at 3174 Hwy 16 E, Sharpsburg**

Zoning Coordinator Lisa Eschman presented Petition # 019-21 filed by Angler Investments, LLC requesting to rezone property located at 3174 Hwy 16 East, Sharpsburg (Parcel # 124-1049-008) from RC (Rural Conservation) to C-6 (Commercial Minor Shopping District) for a retail shopping center. She explained that the subject property is a vacant lot consisting of 3± acres located at the northeast corner of Poplar Road and SR 16. At this time, the applicant is not completely certain of the exact use for the subject property; however, the conceptual site plan indicates a 14,000 square foot building with seventy-five (75) parking spaces. Full access off SR 16 is proposed for the development, a 75-foot buffer is indicated along the northern boundary adjoining the residentially zoned parcels, and stormwater management is located in the southwest corner of the property. She further explained that the subject property is not designated within the Quality Development Corridor District (QDCD); however, the undeveloped commercial site located across SR 16 rezoned in 2007 for a convenience store and retail shopping center, was conditioned to meet QDCD development standards. Based upon the renderings submitted with the application, it appears that the proposed building will meet the higher architectural standards required for the QDCD; however, the proposed land use is not consistent with the intent of the Character Areas, Future Development Map, and overall Community Plan. The proposed request will also permit more intense uses than recommended within the Community Crossroads character area. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented ten (10) conditions for consideration by the Board should they chose to approve the request.

Ms. Eschman fielded questions from the Board regarding ingress and egress.

Mr. Neal Spradlin, applicant representative, explained that the C-6 (Commercial Minor Shopping District) zoning is consistent with the Comprehensive Plan and other businesses in area. It will also provide for a variety of other types of uses including O-I (Office Institutional), C-3 (Commercial Retail District), and C-4 (Commercial Service District). Although there are not any specific tenants yet, a search for a good anchor tenant is underway. Further, the development will be developed under QDCD standards, and the Georgia Department of Transportation

(GDOT) has approved full access from SR 16. Lastly, he explained that he has met with the adjacent property owners and has no objections to the ten (10) conditions of zoning proffered by staff.

Chairman Blackburn called for comments in support of the rezoning. There were none.

Chairman Blackburn called for comments in opposition to the rezoning.

Mr. James Haynes, Poplar Road, Newnan, explained that he is an adjacent property owner. He expressed concerns with increased traffic, pollution, loss of lifestyle, and the potential detrimental effects to local seniors, nearby daycare center, and elementary school.

When offered an opportunity for rebuttal, Mr. Spradlin declined.

Chairman Blackburn called for any further comments, there were none.

The Board voted to close the Public Hearing regarding Petition # 019-21 filed by Angler Investments, LLC requesting to rezone property located at 3174 Hwy 16 East, Sharpsburg (Parcel # 124-1049-008) from RC (*Rural Conservation*) to C-6 (*Commercial Minor Shopping District*).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

12494 Public Hearing Regarding Petition # 019-21 Filed by Angler Investments, LLC Requesting to Rezone Property Located at 3174 Hwy 16 E, Sharpsburg

The Board voted to rezone property located at 3174 Hwy 16 East, Sharpsburg (Parcel # 124-1049-008) from RC (*Rural Conservation*) to C-6 (*Commercial Minor Shopping District*) as requested in Petition # 019-21 filed by Angler Investments, LLC, subject to the following conditions:

1. The developer shall meet all the requirements of the Georgia Department of Transportation (GDOT).
2. All applicable requirements of Development Review, Engineering, Building, Public Works, Fire, and Water and Sewerage Authority shall be met unless a variance is granted through the normal variance procedure.
3. The developer shall meet all the requirements of the Quality Development Corridor District (QDCD) unless a variance is granted through the normal variance procedure.
4. The applicant shall comply with *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
5. A 75-foot buffer shall be maintained or planted along the northern property boundary. The site will need to be evaluated after grading and/or clearing to determine if additional supplemental buffer plantings will be required. A landscape buffer plan shall be submitted and reviewed by the Community Development Department to ensure the existing and/or planted materials provides appropriate screening.
6. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
7. Any signage must be reviewed and approved by the Community

Development Department in accordance with the *Coweta County Sign Ordinance*.

- 8. The proposed retail building shall not exceed 15,000 square feet as supported by the Crossroads Community Character Area.
- 9. The hours of operation for the proposed commercial use shall be Monday - Sunday; 8:00am - 9:00pm.
- 10. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman Blackburn called for comments regarding any items on the agenda. There were none.

Recommendations from Community Development and/or the Board of Zoning Appeals

- 7. 12483 Request Approval/Execution of a Resolution to Adopt the Coweta County Joint Comprehensive Transportation Plan (CTP) Update

County Planner Jenny Runions explained that the Coweta County Joint Comprehensive Transportation Plan (CTP) is in the final stage. She provided a brief overview of the timeline and public stakeholder involvement opportunities. In closing, she explained that changes from comments received have been made and addressed, and the final report has been completed.

In response to a question from Commissioner Reidelbach, Ms. Runions explained that the stakeholders for the CTP include the public, municipalities, and organizations.

Commissioner Reidelbach expressed his belief that the County needs to provide better communications to garner public input.

The Board voted to execute a Resolution to Adopt the Update of the Coweta County Joint Comprehensive Transportation Plan.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

- 8. 12583 Recommendation Regarding Petition # AN 005-21 Filed by the City of Chattahoochee Hills on Behalf of Boylen Land Company, LLC Proposing to Annex Property Located off White Oak Trail into the City of Chattahoochee Hills - 3rd District

Zoning Coordinator Eschman presented Petition # AN 005-21 filed by Boylen Land Company, LLC requesting to annex 5.04± acres located south