



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday, February 14th, 2023 at 5:30 PM
City Hall Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Leslie Warner, Kenneth Hughes.

Planning Commission members absent: Jen Fabrick

Community Development Department staff present: Justin Geedy and Delya Carter.

City Attorney present:

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Warner.

II MINUTES:

- November 8, 2022 minutes.

MOTION: Commissioner Kings moved to approve the minutes with the changes added to page 3, "Motion died for lack of a second"; Commissioner Hughes second the motion. Commissioner Warner abstained. The motion was carried 2-1.

- January 10, 2023 minutes.

MOTION: Commissioner Hughes moved to approve the minutes; Commissioner King second the motion. The motion was carried unanimously.

III OLD BUSINESS & PUBLIC HEARINGS:

None

IV NEW BUSINESS:

Rezoning – Aidan Moss on behalf of Mazie Hopkins requests a rezoning from R-1 to MH to allow for placement of a manufacture home. Tax Parcel ID 135 014. Common location known as the property to the east of 4208 E GA HWY 40.

- J. Geedy presented the staff report.
- Mazie Hopkins presented as owner.

PUBLIC COMMENT

Hosea Hubbard at 128 Sandhill Road is in favor of Mrs. Hopkins having her mobile home on her property.



MOTION: Commissioner Hughes moved to approve the rezoning with condition of the proper easement; Commissioner King seconded the motion. The motion carried unanimously.

Rezoning – James Rutkowski on behalf of Pond River Farms LLC request a rezoning from C-2 & R-1 to RVD to allow for a recreational vehicle park. Tax Parcel IDs 135 031C, 135 023, 135 023H, and 135 023I. Common location known as properties to the east of 3852 E. GA HWY 40.

- J. Geedy presented the staff report.
- James Rutkowski presented for the owner. The presentation was changed to remove the tiny homes from being added.
- Commissioner Hughes wanted to provide a little more discussion on some things that should be improved. There is some concern about the buffer strip to all direction. Because this is going to be some zone to commercial sort, adjoining residential zoning the buffer strip should be carefully looked. The staff should get with the city attorney to verify buffer strips on commercial property next to a residential property and included as a condition. The buffer on Dark Entry Creek needs to be made very clear on what kind of buffer it is on the other side a vegetated buffer would be fine. Note that for a flood plan FEMA requires that you can't have an RV more than 180 days without it being a highway ready state.
- Commissioner Warner clarified with Mr. Rutkowski that the changes from his application about having some of the property be sold to have tiny homes built was being removed from his presentation and application based on the zoning criteria's.

PUBLIC COMMENT

Email was sent in from Rodney and Connie Van Cleve was added to the packet for the commissioners.

Malinda Hinds at 37031 Cody Circle Hillard FL. Apt A11 (property on parcel 135 023A) has a concern about how close this RV/Luxury will be to her property and the noise coming from this area. How big will the buffer be between the properties.

Kenneth Jelly at 102 Salt Grass Trace. He applauds the commissioners with the due diligence they have done. He talked about what is a luxury resort the definition of a luxury which is, " the state of great comfort and extravagant living." His concern was about some of the descriptive information that was presented within the packet with timeshare homes and rentals. Questions about sewage spillage and how this would be handled.

James Casey at 162 Vacuna Road and he just wanted to state that, "this property is in a flood zone."

MOTION: Commissioner Hughes moved to table the zoning to the March 14th meeting provided that any new documentation by the petitioner is submitted no later than close of business day March 3rd; Commissioner King seconded the motion. The motion carried unanimously.



Reverse Subdivision – Anthony Todd Bentle requests a reserve subdivision to combine two adjacent lots. Tax Parcel IDs 120K 315 and 120K 316. Common location is lot 315 and 316 of Winding River Phase 1.

- J. Geedy presented the staff report.
- No presenter for the owner.
- Commissioner Hughes noted that this was on the agenda for the second time within the last 2 years and this is something that the commissioner may want to take a look at when it comes to reverse subdivisions.

PUBLIC COMMENT

None

MOTION: Commissioner Hughes moved to approve the reverse subdivision; Commissioner King seconded the motion. The motion carried unanimously.

V **DISCUSSION**

VI **ADJOURNMENT**

Commissioner Hughes moved to adjourn the meeting at 6:18 pm and Commissioner King seconded the motion. The motion carried unanimously.