



Planning Commission Meeting AGENDA

Thursday, June 16 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: Called to order by Jason Lewallen at 6:01 p.m.
2. Approval of June Agenda
 - a. Motion to approve made by Jason Lewallen, seconded by Jimmy Thompson
3. Public Forum
 - a. Carolyn Quist- Presented petition with 20 signatures in opposition of development at the corner of Hoyt and Irvin St. She is concerned about the traffic on that street, the safety of residents, and the safety of students at the bus stop. She has presented a letter, which is attached to these minutes.
 - b. John Gale- Has questions and would like more information. Will they be rentals or privately owned? What will they look like?
 - c. Tracy Ferguson- is opposed for now, but is open-minded if armed with more information. She does not have all the information she wants, so she may change her mind. She would also like to know if the units will be owned or rented, as she states that owners have more personal investment into the property and take better care of it.
 - d. David Oppenheimer- Is a realtor. He would also like to know if the units will be rentals or privately owned. He would also like to see if there are other properties owned by the developer that would be more suitable for this kind of development.
 - e. Stanley Brooks- Is opposed to Conditional Use approval of distilled spirits store behind vape shop. His property backs up to that property and his grandkids play on that property.
 - f. Stewart Brooks- Just moved into the property adjacent to the property owned by Chee Wong. He says his kids play on that property and he does not want "the kind of people who will be coming around there." He will attend the July 5 City Commission meeting to speak during that public forum as well. He also questioned the distance from the church. Robert Gutowski said he would go measure it with the wheel to make sure it meets the distance requirement.
4. Old Business
 - a. None
5. New Business
 - a. Consideration of a request from ZKS Properties to rezone 490 Galloway Street from R1-A to R-2 to allow four family townhomes
 - i. James Irvin requested to table the agenda item until the survey is completed and submitted to the planning department. He would also like to take the concerns of the citizens to the developer to possibly address before presenting to the planning commission.

- ii. Motion to table made by Jason Lewallen, seconded by Bill Strickland, all approved
 - b. Consideration of a variance request at 490 Galloway Street to change the 25' buffer to 15' and change the 35' setback to 15'.
 - i. James Irvin requested to table the agenda item until the survey is completed and submitted to the planning department. He would also like to take the concerns of the citizens to the developer to possibly address before presenting to the planning commission.
 - ii. Motion to table made by Jason Lewallen, seconded by Bill Strickland, all approved
 - c. Consideration of a request from ZKS Properties to rezone 381 Irvin St. from R-1B to R-2 to allow fifteen townhomes
 - i. James Irvin requested to table the agenda item until the survey is completed and submitted to the planning department. He would also like to take the concerns of the citizens to the developer to possibly address before presenting to the planning commission.
 - ii. Motion to table made by Jason Lewallen, seconded by Jimmy Thompson, all approved
 - d. Consideration of a request by Chee Wong to see Conditional Use for Distilled Spirits Store on Tract 2 of parcel 088-057
 - i. There was a discussion about distance requirements from Level Grove Baptist Church. City staff assured the commission that the measurements meet the criteria by several hundred feet. There was a discussion about the subdivision of the property. City staff said since it is a minor subdivision, the planning commission does not need to review that. There was a question about easement and access to the property. James Irvin said there will be a blanket easement for access to the property in perpetuity. Jimmy Thompson asked if there was state law stating that it must be approved if it meets the criteria. City staff said if it meets the criteria, but the project is not approved, the applicant can appeal the decision. Additionally, the City Commission can override the Planning Commission's decision.
 - ii. Motion was made to approve Conditional Use application by Jimmy Thompson, seconded by Bill Strickland, all approved
- 6. Next Regular Board Meeting: **July 21** at the Municipal Complex Courtroom at 6 p.m.
 - a. Motion was made to change the July planning commission meeting to July 28th by Jason Lewallen, seconded by Bill Strickland, all approved. Next regular Planning Commission meeting will be held **Thursday, JULY 28th** at the Municipal Complex Courtroom at 6 p.m.
- 7. Adjourn- Meeting adjourned at 6:47 p.m.

Present: Jason Lewallen, Jimmy Thompson, Bill Strickland, Jessie Owensby, Robert Gutowski, James Irvin, Carolyn Quist, John Gale, Stanley Brooks, Stewart Brooks, Tracy Ferguson, David Oppenheimer, Doug Fleming

Absent: Portia Burns, John Ballard

Letter to the Planning Committee of Cornelia, Georgia from an Irvin St. resident

Regarding: 1. Re-Zoning of the property located at 381 Irvin St., Cornelia

 2. The request by ZKS Properties to replace the existing Single-Family residence with 15 Multi-Family townhomes

Dear Planning Committee,

Most all the homes in the Irvin, Hoyt, and Level Grove areas are Single-Family residences. The installation of a group of Multi-Family residencies that are the size of 15 townhomes will bring very dense traffic, parking problems, increased pollution, congestion, noise, increased need for city services, and lowered property values. This project degrades the purpose of the neighborhood and would be better suited for a higher intensity zoning that could handle the many negative issues that would happen here. These small streets cannot handle the traffic that this project will generate.

The people who live in this vicinity already have a problem with noisy and speedy traffic. Stop signs are frequently knocked over and the volume of traffic is worse than ever.

A site or planning map would be helpful to show the community how this project would fit in, especially the ingress and egress of where to enter and exit the property. I am requesting a Traffic Study to be done to see what the impact would be on Irvin St., Hoyt St., and Level Grove Rd. These requests seem to be necessary steps before any decision in this matter.

This project needs to be denied. We as a community oppose the building of these townhomes.

Thank you.

Sincerely,

Carolyn Shedd Quist

367 Irvin St., Cornelia, GA