

**Call to Order:** Chairman Linda Smith called the meeting to order and led the Prayer and the Pledge of Allegiance.

**Present:** Linda Smith, Larry Longo, Joe Dobry, Stafford Geoghagan, Jerry Bogus, Sylvia Hinely, and Julie Perry

**Staff:** Brian Harvey, Director of Development Services

<b>DETAILS OF BUSINESS CONDUCTED</b>
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**ADOPTION OF MINUTES**

A. Planning Commission Meeting – September 19, 2016

Hinely-1  
Longo-2  
All-3

**ZONING MAP AMENDMENTS (REZONING)**

A. Zoning Map Amendment Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP, on behalf of L-A Savannah Crossgate, LLC, for PIN #: 7-0033-01-003 (the Vicinity of Highway 21 and Crossgate Road) to Rezone from a P-C-3 (Planned General Business) and E-D-Z (Economic Development Zone) to a P-I-1 (Planned Industrial) Zoning District

Mr. Harvey informed the Commission that the application was complete and there were no exceptions to the conceptual plan by the City's Engineer or other departments. Mr. Harvey read the zoning criteria into the record. The applicant, Phillip McCorkle, made a detailed presentation including comments from the property owners, developers, and proposed business owners – John Biscus, Peter Stravinsky, Steve Brock, Carl Moschlienger, and Greg Potter. Trent Thompson, Thomas & Hutton Engineering, also commented on the submitted traffic study. The Planning Commission asked the applicant numerous questions regarding the proposed rezoning and development to include: tax digest impacts, tax abatement, environmental impacts on adjacent properties, financial impacts on adjacent properties, conditional rezoning standards, property history, traffic impacts, truck queuing into the proposed use, and development quality standards. Residents Janet Hester, Meinhard Road, and Garnasia Bogus, 908 Barnsley Road, spoke against the rezoning application. Residents Jim Richie, 204 Turnberry Street, David Aires, 901 Barnsley Road, and Brenda Boulware, 1 Horne Place, spoke in favor of the rezoning application. Local businessman, Sean Register, and Chamber of Commerce representative, Trisha Growe Boyett, spoke in favor of the rezoning application. After several minutes of discussion amongst the Planning Commission, Joe Dobry

made a motion to approve the rezoning application with the following conditions to be adopted with the zoning approval: 1) buildings of all masonry construction, 2) truck courts and truck drives concrete only, 3) no container stacking, 4) 50 foot undisturbed buffer on Crossgate and Highway 21 (except for driveways), and 5) that the final building aesthetics match the renderings presented by the applicant. Stafford Geoghagan seconded the motion to approve with the stated conditions.

Dobry-1  
Geoghagan-2  
Dobry, Geoghagan, Perry, Longo-3  
Bogus, Hinely-4

There being no further business to discuss, Commissioner Geoghagan made a motion to adjourn the meeting

Geoghagan– 1  
Dobry– 2  
All – 3

  
Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 9<sup>th</sup> day of January, 2017.

  
Stafford Geoghagan, Secretary