

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

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

**Staff:** Phillip Claxton, City Administrator  
Melanie Ellis, Administrative Secretary

## DETAILS OF BUSINESS CONDUCTED

### ADOPTION OF MINUTES

A. Planning Commission Meeting – March 13, 2017

Hinely-1  
Perry-2  
All-3

### SITE PLAN / SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of InterMetro Properties (GA), LLC., for PIN #'s: 7-0002-01-001, 7-0001-04-008, 7-0001-04-009, and 7-0001-04-010 (between Flannel Avenue and Highway 21) for a General Development Site Plan to allow a Warehouse / Truck Terminal Expansion in a P-I-2 (Planned Industrial) Zoning District

Phillip McCorkle was present, and he made a brief presentation detailing the proposed project. Commissioner Dobry asked why the PIN's were not on the site plan. Phillip McCorkle explained where the property lines are for the subject properties. Louise Brown, 6598 Highway 21, expressed several concerns about the project including: tree types and sizes, fence size and location, visual buffers, grounds maintenance, and lighting. Larry Longo asked if the owner would be paving to the property lines. Phillip McCorkle replied that all drives and parking areas will be concrete except for the truck terminal expansion area. Janet Hester, 440 Meinhard Road, expressed concerns about dust and commented that, "gravel and crush and run will be a nightmare". After several minutes of discussion, Sylvia Hinely made a motion to approve the application with the following conditions: 1) 100 ft. buffer to be regularly maintained by the property owners / operators, 2) commercial grade cyclone fence w/ three strands of barbed wire at the top to match the existing cyclone fence bordering Mrs. Brown's property, 3) downward oriented lighting, 4) no container stacking, and 5) all drives and parking to be concrete except Truck Terminal Expansion. Joe Dobry seconded the motion to approve with the stated conditions.

Hinely-1  
Dobry-2  
All-3

- B. Subdivision Application submitted by Chad Zittrouer, Kern & Company, LLC., on behalf of Landmark 24, for PIN #: 7-0906-01-032 (Miller Park Road) located in a P-R-M (Planned Multi-Family Residential) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek C-2, Phase II) for the purpose of Single-Family Homes

Chad Zittrouer was present, and he made a brief presentation detailing the proposed project. He also informed the Commission that he has a project approval recommendation letter from the City's reviewing Engineer, and he offered to answer any questions. The Commission asked several questions regarding stormwater and sewer utilities. After several minutes of discussion, Larry Longo made a motion to approve with the following conditions: 1) provide easement for stormwater drainage, 2) move sanitary sewer line off of Lot #164 into the right-of-way, and 3) provide additional plant species in detail options. Joe Dobry seconded the motion to approve with the stated conditions.

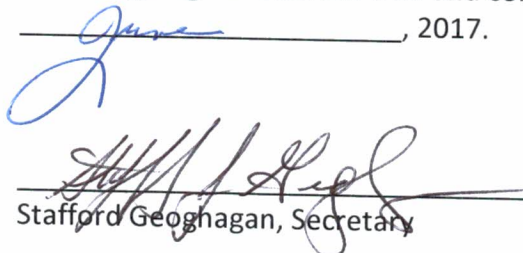
Longo-1  
Dobry-2  
All-3

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

Geoghagan- 1  
Dobry- 2  
All - 3

  
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Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 12<sup>th</sup> day of June, 2017.

  
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Stafford Geoghagan, Secretary