

CITY OF EAST POINT

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

February 18, 2016 7:00 P.M.  
Official Meeting Minutes

Jefferson Station  
1526 East Forrest Avenue  
4th Floor Council Chambers  
East Point, Georgia 30344

Board Members:

Commissioner Shean **ATKINS, Chair**

Commissioner Linda **SHELDON, Vice Chair**

Commissioner Joel **TUCKER, Provisional Chair - Absent**

Commissioner Laura **BORDERS**

Commissioner Gregory **FANN**

Commissioner Patricia **LOVETT**

Commissioner Will **MILLER**

Commissioner Willard **MAXWELL - Absent**

Also Present:

Ms. Linda **DUNLAVY**  
City Attorney

Ms. Keyetta **HOLMES**  
Senior Planner

Willis **HATCHER**  
City Engineer - Absent

Ms. Angela **BLATCH**  
Associate Planner

**Videographer**  
James **Hammond**

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**Appearances**

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**I. CALL TO ORDER:**

COMMISSIONER ATKINS: Good evening. I'm Shean Atkins and I am the share of the East Point Planning & Zoning Commission. At this time, I'd like to call to order our regularly scheduled February meeting. Today is February 18, 2016. Staff, would you please sound Roll Call to establish a quorum.

**II. ROLL CALL:**

MS. BLATCH: Commissioner Lovett.  
COMMISSIONER LOVETT: (No response.)  
MS. BLATCH: Commissioner Borders.  
COMMISSIONER BORDERS: Here.  
MS. BLATCH: Commissioner Miller.  
COMMISSIONER MILLER: Here.  
MS. BLATCH: Commissioner Fann.  
COMMISSIONER FANN: Here.  
MS. BLATCH: Commissioner Atkins.  
COMMISSIONER ATKINS: Present.  
MS. BLATCH: Commissioner Tucker.  
COMMISSIONER TUCKER: (No response.)  
COMMISSIONER SHELDON: Here.  
MS. BLATCH: Commissioner Maxwell.  
COMMISSIONER MAXWELL: (No response.)  
MS. BLATCH: Mr. Chair, we have a quorum.

COMMISSIONER ATKINS: Okay, thank you. At this time, I'd like to take a Moment of Silence.

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**III. MOMENT OF SILENCE:**

COMMISSIONER ATKINS: All right, thank you. If you would please stand and join me for the Pledge of Allegiance.

**IV. PLEDGE OF ALLEGIANCE:**

COMMISSIONER ATKINS: Thank you. At this time, Commissioners, I'd like to entertain a motion to adopt the agenda as presented.

**V. ADOPTION OF AGENDA:**

COMMISSIONER FANN: So moved, Mr. Chair.

COMMISSIONER ATKINS: Is there is second?

COMMISSIONER SHELDON: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Sheldon that we adopt our agenda as presented. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The agenda is adopted. Commissioners, as you all know, we did not have a meeting, as we had no cases in January so at this time, I'll entertain motion to approve our December 17, 2015 meeting minutes.

**VI. APPROVAL OF THE DECEMBER 17, 2015 MINUTES:**

COMMISSIONER SHELDON: So moved.

COMMISSIONER ATKINS: Is there a second?

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COMMISSIONER FANN: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon, seconded by Commissioner Fann that we adopt or approve our December 17, 2015 meeting minutes. All in favor, sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed, sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The December 17, 2015 meeting minutes are approved. At this time, I'd like to take a point of personal privilege and welcome back our very beloved Commissioner, Laura Borders. Laura has been away for awhile and while she wasn't physically here with us, she was always here with us in spirit and oftentimes called in to offer her input and her expertise on zoning matters as they came before this Commission. So welcome Laura. We're so glad to have you with us tonight.

COMMISSIONER BORDERS: Shean, thank you very much and I can't tell you how grateful I am for all the support for me and my husband during this time and I'm very happy to be here.

COMMISSIONER ATKINS: Excellent and we're so happy to have you. Immediately, to Laura's left, is a new Commissioner, Will Miller, and so at this time, I'd also like to officially welcome Will to the Planning & Zoning Commission. Will, we're so glad to have you. Thank you for offering you're to serve our community in this way and we are looking forward to your input and any of the expertise that

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you have that can offer to any of the cases or matters that come before the East Point Planning & Zoning Commission.

COMMISSIONER MILLER: Thank you very much. I'm happy to be here.

COMMISSIONER ATKINS: Excellent. Okay. As per our bylaws in the code, we are not to the moment in our agenda where we will do the Election of Officers.

**VII. ELECTION OF OFFICERS:**

COMMISSIONER ATKINS: There will be three officers that we will elect tonight. The first will be a Provisional Chair. The second will be a Vice Chair and the third will be did Chair of the Commission so Commissioners at this time, I will entertain a motion -- I will open the floor for nominations for Provisional Chair.

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Sheldon.

COMMISSIONER SHELDON: I nominate Joel Tucker even though he's not here for Provisional Chair.

COMMISSIONER ATKINS: Okay.

COMMISSIONER FANN: And I'll second that.

COMMISSIONER ATKINS: Okay. Mr. Tucker did call me before the meeting started this evening. Mr. Tucker is currently our Vice Chair. He did say that he would not be able to make it to this meeting but said that he would accept the nomination of Provisional Chair if extended. Are there any other nominations for Provisional Chair?

1 COMMISSIONERS: (No response.)  
2 COMMISSIONER ATKINS: Hearing none, I'll close the  
3 nominations -- I'm entertain a motion to close the nominations.  
4 COMMISSIONER SHELDON: So moved.  
5 COMMISSIONER ATKINS: Is there a second?  
6 COMMISSIONER FANN: Second.  
7 COMMISSIONER ATKINS: It's been moved by Commissioner  
8 Sheldon, seconded by Commissioner Fann that we close the  
9 nomination for the office of Provisional Chair. Joel Tucker has been  
10 nominated to serve as Provisional Chair. All in favor sound aye.  
11 COMMISSIONERS: Aye.  
12 COMMISSIONER ATKINS: All opposed sound nay.  
13 COMMISSIONERS: (No response.)  
14 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
15 Joel Tucker will be our Provisional Chair for the 2016 calendar year.  
16 The next office is for that of Vice Chair and so Commissioners, at this  
17 time, I'll entertain a motion to open the nominations for the office of  
18 Vice Chair.  
19 COMMISSIONER FANN: Mr. Chair.  
20 COMMISSIONER ATKINS: Yes, Commissioner Fann.  
21 COMMISSIONER FANN: I nominate Linda Sheldon.  
22 COMMISSIONER ATKINS: Is there a second?  
23 COMMISSIONER BORDERS: Second.  
24 COMMISSIONER ATKINS: Okay. Ms. Sheldon it has been  
25 moved and properly seconded that you are nominated for Vice Chair.



1 Do you accept the nomination?

2 COMMISSIONER SHELDON: Yes, sir.

3 COMMISSIONER ATKINS: Are there any other nominations  
4 coming from the floor?

5 COMMISSIONERS: (No response.)

6 COMMISSIONER ATKINS: Hearing none, at this time, I'm  
7 entertain a motion to close the nominations.

8 COMMISSIONER BORDERS: So moved.

9 COMMISSIONER ATKINS: It's been moved by Commissioner  
10 Borders, seconded by Commissioner -- is there a second?

11 COMMISSIONER SHELDON: Second.

12 COMMISSIONER ATKINS: It's been moved by Commissioner  
13 Borders, seconded by Commissioner Sheldon that we close the  
14 nominations for the office of Vice Chair. Commissioner Sheldon has  
15 been offered an extended nominated to serve as Vice Chair and has  
16 accepted that nomination. All in favor sound aye.

17 COMMISSIONERS: Aye.

18 COMMISSIONER ATKINS: All opposed sound nay.

19 COMMISSIONERS: (No response.)

20 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
21 Our Vice Chair for the 2016 year is Commissioner Linda Sheldon.  
22 The next office is that of Chair and Commissioners, at this time, I'll  
23 entertain a motion to open the floor for the office of Chair.

24 COMMISSIONER SHELDON: So moved.

25 COMMISSIONER ATKINS: Is there a second?

1 COMMISSIONER FANN: Second.

2 COMMISSIONER ATKINS: It's been moved by Commissioner  
3 Sheldon, seconded by Commissioner Fann that we open the floor for  
4 nominations for the office of Chair. All in favor sound aye.

5 COMMISSIONERS: Aye.

6 COMMISSIONER ATKINS: All opposed sound nay.

7 COMMISSIONERS: (No response.)

8 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
9 The floor is open for nominations. Commissioners, do you have any  
10 nominations -- nominees?

11 COMMISSIONER FANN: I nominate you.

12 COMMISSIONER ATKINS: Who is you, Commissioner Fann?

13 COMMISSIONER FANN: You, oh, Shean Atkins.

14 COMMISSIONER BORDERS: I'll second that.

15 COMMISSIONER ATKINS: It's been moved by Commissioner  
16 Fann, seconded by Commissioner Borders that, you, that would be  
17 Shean Atkins, serve as Chair of the Commission. I will accept the  
18 nomination. Are there any other nominations from the floor?

19 COMMISSIONERS: (No response.)

20 COMMISSIONER ATKINS: Hearing none, Commissioners, at  
21 this time, I'll entertain a motion to close the floor for nominations.

22 COMMISSIONER MILLER: Motion to close.

23 COMMISSIONER ATKINS: Is there a second?

24 COMMISSIONER BORDERS: Second.

25 COMMISSIONER ATKINS: It's been moved by Commissioner

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Miller, seconded by Commissioner Borders that we close the nomination for the office of Chair. Commissioner Shean Atkins, you, me, has been nominated and has accepted the position of Chair. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

I'd also like to mention that we've been join as well by Commissioner Pat Lovett. Pat, thanks so much for being with us this evening. Okay. We're going to now move into New Business. We have got one case on the agenda. Staff, would you please sound the first item, the only item under New Business.

**VIII. NEW BUSINESS:**

MS. BLATCH: Case Number 2015M-010-12, the application, the City -- Citywide I'm sorry. It's a Text Amendment to the Headland Delowe Overlay District.

COMMISSIONER ATKINS: Thank you so very much. This particular Agenda Item does require a public hearing. At this time, I'll read the rules for public hearings.

(Whereupon the City of East Point, State of Georgia, Rules for Public Hearings are read into the record.)

COMMISSIONER ATKINS: Public hearings before the Planning & Zoning Commission shall be conducted in accordance to Section 10-2219 of the East Point Zoning Code and Development

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Regulations as follows: Persons both favoring and opposing the proposed case will be provided an opportunity to address the Commission. The applicant for the zoning case or the applicant's designated representative, if any, will be entitled to speak first followed by other speakers in favor of the proposal for a total of fifteen (15) minutes.

Those who oppose the proposed zoning case will then be permitted to speak for a total of fifteen (15) minutes. By majority vote, the Commission may increase the total time for speakers provide that each side is given the same amount of time. If there is more than one speaker for a side, the Chair or the presiding officer may limit the time allotted to each individual speaker other than the zoning applicant.

The zoning applicant may reserve a portion of his or her allotted time for rebuttal. Speakers must adhere to the rules of decorum. Prior to speaking, each speaker shall identify himself or herself and state his or her current address. The speaker shall speak only to the merits of the proposed zoning decision under consideration, shall address remarks only to the Commission and shall refrain from making personal attacks on any other speaker. The presiding officer may refuse the speaker the right to continue if, after first being cautioned, the speaker continues to violate the rules of decorum.

You've heard our rules for public hearings. Commissioners, at this time, I'll entertain a motion to open the public hearing for

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Case Number 2015 "M" as in Mary-010-12.

COMMISSIONER FANN: Motion to open up the public hearing, Mr. Chair.

COMMISSIONER ATKINS: Is there a second.

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Lovett that we open the public hearing for Case Number 2015 "M" as in Mary-010-12. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now open. The applicant for the public hearing is the City so at this time, we'll move to Staff to present your case.

MS. HOLMES: Good evening, Commissioners. This amendment is a Text Amendment to the current Headland Delowe Overlay, which is can be found in Chapter 14, Article D, of the East Point Zoning Code and Development Regulations.

The items before you tonight are an amendment to the boundaries, which can extends the boundary to 17 parcels and is illustrated in Exhibit "A" of the ordinance before you. In addition to that language with regard to the number of gas stations, it's being moved from prohibited uses to permitted principle uses and defined as to how gas stations are to be allowed in the Headland Delowe

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Overlay.

In addition, nonconforming uses is also an addition to the ordinance as well as redevelopment requirements is being reduced from 50 percent to 25 percent.

COMMISSIONER ATKINS: Okay. Are there any other proponents here to speak to this zoning case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Okay. Are there any opponents here to speak to the zoning case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any opponents?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Seeing none, Commissioners, at this time, I'll entertain a motion to close the public hearing.

COMMISSIONER FANN: Motion to close the public hearing.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Lovett, is that correct?

COMMISSIONER LOVETT: Correct.

COMMISSIONER ATKINS: Okay, seconded by Commissioner

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Lovett that we close the public hearing. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

The public hearing is now closed. Staff, would you please sound your recommendation.

MS. BLATCH: In Case Number 2015M-010-12, a Text Amendment to the Headland Delowe Overlay District, Staff recommends approval.

COMMISSIONER ATKINS: Okay. Commissioner, you've heard from the applicant, which is the City, you've heard from Staff, you've also heard Staff's recommendation. At this time, I'll entertain a motion.

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Sheldon.

COMMISSIONER SHELDON: I move we recommend approval.

COMMISSIONER ATKINS: Okay. Is there a second.

COMMISSIONER FANN: Second for discussion.

COMMISSIONER ATKINS: Okay. It's been seconded for discussion. Commissioner Fann, would you like the floor.

COMMISSIONER FANN: Yes. The only item that I really have concern about is under the Text Amendment change is "J" on Page Two. The numbers of gas station that will be at the corner of Headland and Delowe. It's already one station there. To open up

1 that corner to a second gas station, I think it would create an  
2 impediment for traffic in that area and also with the consumption  
3 sale or potential sale of more alcohol in that area, I think that one is  
4 to fight for that corner there at Headland and Delowe so I would  
5 hope that we could change the Text Amendment to one gas station  
6 as opposed to two gas stations at that corner. That would be my  
7 recommendation under "J".

8 COMMISSIONER ATKINS: Okay.

9 COMMISSIONER FANN: That's my only concern as it relates  
10 to the Text Amendment and the changes.

11 COMMISSIONER ATKINS: Any other comments?

12 COMMISSIONER SHELDON: Mr. Chair.

13 COMMISSIONER ATKINS: Yes, Commissioner Sheldon.

14 COMMISSIONER SHELDON: I think, though, that the Text  
15 Amendment refers to the entire overlay district so it's not just  
16 applying to that corner so it would be for the entire length of that  
17 road, am I correct?

18 MS. HOLMES: That's correct. And the extension of the  
19 boundaries, which is proposed tonight, would include the intersection  
20 of Delowe Drive and 166, the Delowe Stanton Connector where the  
21 Texaco Gas Station currently is, so that we would already have two  
22 stations in the Headland Delowe Overlay.

23 COMMISSIONER SHELDON: So we already have the max  
24 there.

25 COMMISSIONER FANN: Okay. I just want to make sure that



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we're not inundated with gas station over there.

MS. HOLMES: That is correct.

COMMISSIONER FANN: Because we do have the one at Headland Delowe. We got the one at 166 and then we got the one at Stanton and 166 and on the Atlanta side, it's about four or five of them at one corner and I don't want us to look like that in terms of our corner so if that will limit it to two in those boundaries, then we got the two there, then I'm good with that but I want to make sure, for those people that's listening, because they'll be coming down here at the next Council meeting talking about they don't want no heap of gas stations in one area. Thank you so very much.

COMMISSIONER ATKINS: Okay.

COMMISSIONER FANN: Thank you for the clarification, Vice Chair.

COMMISSIONER SHELDON: Any time.

COMMISSIONER ATKINS: And those -- are there anymore comments or questions?

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Those were really along the lines of my questions. For the viewing public, we talked about extended the boundaries to include 17, I believe, additional parcel. Do we have any visual or can you, in general, speak to where those 17 parcels are so that those who do not have this exhibit will know and then the other question that I wanted answer -- and I think you've done that -- can you tell us how many gas stations are already with

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the overlay district and, I believe, the answer is two; is that correct?

MS. HOLMES: What is proposed tonight, would be two, yes.

COMMISSIONER ATKINS: Proposed, okay. And any additional gas stations would be prohibited?

MS. HOLMES: Correct.

COMMISSIONER ATKINS: Okay. So that's the other thing but if you could speak to the parcels so that others will know exactly what the boundaries are for the Headland Delowe Overlay?

MS. HOLMES: Certainly. So tonight, what is presently the Headland Delowe Overlay is the commercial properties that are at the intersection of Delowe Drive and Headland, which include the Headland Shopping Center, the Chevron gas station, the pawnshop and the cleaners and the new Family Dollar that is built under the new Headland Delowe Overlay District Boundary Development Regulations.

What is proposed tonight is an addition to that intersection, which would be the intersection of Delowe Stanton Connector, Delowe Drive and 166 which includes the Texaco station, the parcel immediately adjacent to it, which is also commercial and the parcel across the street, which I believe are at Woodberry and Delowe, which are also zoned commercial. That is what's being proposed to be added to the Headland Delowe Overlay for a total of 17 parcels and with that inclusion, there will two gas stations in the Headland Delowe Overlay, which would be the Texaco station and the Chevron station so no new station would be able to come into the Headland

1 Delowe Overlay District unless one of them was to move out.

2 COMMISSIONER ATKINS: Okay. All right. Thank you. And  
3 this -- of course, this corridor would exclude the residential properties  
4 along Delowe?

5 MS. HOLMES: That's correct. It does exclude residential.

6 COMMISSIONER ATKINS: Okay. I just want to make --  
7 really have the discussion so others who are living along Delowe will  
8 know exactly what we're speaking to and what are the boundaries  
9 considered -- or being proposed for this overlay. Okay.

10 COMMISSIONER FANN: Let me just ask one question,  
11 Sean, thank you.

12 COMMISSIONER ATKINS: Yes, Commissioner Fann.

13 COMMISSIONER FANN: You're just talking about coming  
14 down Headland Delowe, across Connally Drive to 166, pretty much  
15 and Stanton Delowe Connector, right?

16 MS. HOLMES: The commercial properties, yes.

17 COMMISSIONER FANN: Okay. Because I was -- you know, I  
18 know there's some demolition and stuff being done on Woodberry, I  
19 mean, not Woodberry but Woodberry and Stanton Delowe Connector  
20 so -- and that property is residential property in terms of multifamily?

21 MS. HOLMES: Right.

22 COMMISSIONER FANN: It wouldn't be impacted in what  
23 we're talking about?

24 MS. HOLMES: No, sir. That's at the far end of Woodberry,  
25 the intersection of Woodberry and Delowe. It's right across the

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street from the Texaco.

COMMISSIONER FANN: Right.

MS. HOLMES: Those who parcels right there at that intersection are zoned commercial.

COMMISSIONER FANN: The vacant property.

MS. HOLMES: The vacant property, that's correct.

COMMISSIONER FANN: Okay, okay, all right. Thank you.

COMMISSIONER ATKINS: Any other questions are comments Commissioners?

COMMISSIONER BORDERS: I do have one comment.

COMMISSIONER FANN: Yes, Commissioner Borders.

COMMISSIONER BORDERS: Just in terms of it could be a possible impediment to development under Section C-1 (c), eating and drinking establishment. We have no more than two establishments defined as fast casual and fast food may located in the district and then alcohol service is only allowed in food service establishment 10,000 square feet or greater. I do understand what you're trying to remedy with this designation but, in essence, what it says is that we can have fast, casual or fast food, two of them, or you have to operate something 10,000 square feet or greater in order to serve alcohol, which is the larger part of a restaurants income and 10,000 square feet is a very large space for a restaurant to maintain especially in this area and I think we may be pushing ourselves out of the development of certain types of smaller businesses possibly in the future by making this designation of

1 10,000 square feet. Thank you.

2 COMMISSIONER SHELDON: Quick question. If somebody  
3 wanted to bring in a very nice steakhouse, serving wine and  
4 cocktails, et cetera, they could apply for a variance; could they not?

5 MS. HOLMES: They could apply for a variance to the overlay  
6 regulations. It would be up to this Body to grant that variance in  
7 accordance with the variance procedures that are outlined in our  
8 ordinance:

9 COMMISSIONER SHELDON: Thank you.

10 COMMISSIONER ATKINS: Okay.

11 COMMISSIONER BORDERS: Thank you for that question,  
12 very helpful.

13 COMMISSIONER FANN: And now you all are taking me down  
14 another road. I got a question. I really do because I'm concern  
15 about that whole corridor in terms of development because that's  
16 probably our only commercial piece in Ward A on this side, is the  
17 Headland Delowe. Does this impact the plaza itself? How far does it  
18 go in the plaza in and of itself?

19 MS. HOLMES: The Headland Plaza --

20 COMMISSIONER FANN: Right.

21 MS. HOLMES: -- where the Wayfield is? Yes, it does.

22 COMMISSIONER FANN: The whole plaza?

23 MS. HOLMES: Yes, it does.

24 COMMISSIONER FANN: So and then when you go to the  
25 other side, and impacts the other side, how far back does it go on

1 the other side of that in terms of the boundaries?

2 MS. HOLMES: It encompasses the plazas on both sides, the  
3 former Sav-A-Lot plaza, I guess is what it was called --

4 COMMISSIONER FANN: Right, right.

5 MS. HOLMES: The Headland Delowe Plaza, I believe the  
6 commercial ends at the plaza and there is two, immediately behind  
7 the Sav-A-Lot Plaza are vacant lots that are zoned commercial.

8 COMMISSIONER FANN: Okay.

9 MS. HOLMES: So those are encompassed. Only the  
10 commercial pieces of that intersection are encompassed in the  
11 Headland Delowe Overlay.

12 COMMISSIONER FANN: So the pieces of property that are  
13 behind Family Dollar, that whole plaza over there?

14 MS. HOLMES: Yes, that are zoned commercial --

15 COMMISSIONER FANN: Okay, okay.

16 MS. HOLMES: -- that are wooded now that are included.

17 COMMISSIONER FANN: All right. All right. Okay. And I'm  
18 just zigzagging coming back out of that, then it's the Alexander  
19 Property, which is the realty company, that's commercial.

20 MS. HOLMES: Yes, yes.

21 COMMISSIONER FANN: So we kind of come straight across  
22 that way?

23 MS. HOLMES: Yes.

24 COMMISSIONER ATKINS: Shean asked a question about  
25 residential property being impacted in there. That residential

1 property -- there's a residential property that comes in the back of all  
2 of that property on that side and then you have that vacant land  
3 down there that was tore down that was the apartments. Is that  
4 considered commercial property or is that just residential property?

5 MS. HOLMES: No, sir, that's zoned R3, multifamily.

6 COMMISSIONER FANN: Okay, cool. I just want to make --  
7 because, too, Laura's point is that that's a big piece of property that  
8 could be developed into a nice restaurant, that could accommodate  
9 the -- what she just talked about with the 10,000 square. That's a  
10 big try to our parcel land there so I just wanted to make sure but  
11 they could come in and rezone that property for commercial uses,  
12 couldn't they?

13 MS. HOLMES: Yes. Any property is subject to rezoning.

14 COMMISSIONER FANN: Okay, thank you.

15 COMMISSIONER ATKINS: Commissioners, anymore  
16 questions?

17 COMMISSIONERS: (No response.)

18 COMMISSIONER ATKINS: Okay, Commissioners. There is a  
19 motion and a second on the floor to recommend approval for the  
20 Text Amendment, 2015 "M" as in Mary-010-12. It's been moved by  
21 Commissioner Sheldon, seconded by Commissioner Fann. If there  
22 are no other questions, all in favor sound aye.

23 COMMISSIONERS: Aye.

24 COMMISSIONER ATKINS: All opposed sound nay.

25 COMMISSIONERS: (No response.)

1 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
2 We will recommend approval. The next item on the agenda are  
3 announcements and, at this time, I will make a couple of  
4 announcements and then I'll ask Staff if they have any additional  
5 announcements and then we'll also open it up to Commissioners.

6 **IX. ANNOUNCEMENTS:**

7 I would like to remind all of the citizens in the City of East  
8 Point that there will be two sessions regarding Doing Business in the  
9 City of East Point as it relates to planning, permitting, inspections and  
10 licensing. These will be facilitated by the Department of Planning  
11 and Community Development. The first will be for Wards A and B  
12 and that will take place on Tuesday, March 29th, 2016 at the  
13 Jefferson Park Recreation Center and that is located at 1413 Norman  
14 Berry Drive. That particular session will take place at 6:30 until 8:00  
15 p.m..

16 Again, How to Do Business as it relates to planning,  
17 permitting, inspections and licensing, the first session in the Jefferson  
18 Park Recreation Center for Wards A and B, March 29th, 2016 at the  
19 Jefferson Park Recreation Center at 6:30 p.m..

20 The second one is for Wards C and D and that will take place  
21 on Thursday, March 31st, 2016 at the St. Stephens Missionary Baptist  
22 Church and that's located at 2670 Hogan Road and that also will start  
23 at 6:30 p.m. and end at eight o'clock p.m..

24 Staff, do you have any other announcements?

25 STAFF: (No response.)



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COMMISSIONER ATKINS: Commissioners, do you have any announcements?

COMMISSIONERS: (No response.)

COMMISSIONER FANN: Okay. With no other announcements at this time, I'll entertain a motion to adjourn.

**X. ADJOURNMENT:**

COMMISSIONER FANN: Motion to adjourn.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER BORDERS: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Borders that we adjourn our regularly scheduled February meeting. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the meeting is now adjourned. Thank you.

(Whereupon this concludes the regularly scheduled meeting for the City of East Point Department of Planning and Community Development.)

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Attest:

I hereby attest that the foregoing transcript was reported, as stated in the caption, and the questions and answers thereto were reduced to the written page under my direction; that the foregoing pages 1 through 26 represent a true and correct transcript; that I am not in any way financially interested in the result of said case.

I am here as an independent contractor for the City of East Point, Department of Planning and Community Development.

I was contacted by the offices of East Point, Department of Planning & Community Development to provide stenography services to take down the meeting minutes.

The foregoing meeting for the City of East Point, Department of Planning and Community Development , on February 18, 2016 at seven o'clock P.M., were taken down by me and transcribed by me on this 3rd day of March, 2016.

Jeanene Harper  
Stenographic Stenographer