

1 CITY OF EAST POINT

2 **DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

3 September 15, 2016 7:00 P.M.
4 Official Meeting Minutes

5 Jefferson Station
6 1526 East Forrest Avenue
7 Suite 400
8 East Point, Georgia 30344

9 Board Members:

10 Commissioner Shean **ATKINS, Chair - Absent**

11 Commissioner Linda **SHELDON, Vice Chair**

12 Commissioner Joel **TUCKER, Provisional Chair**

13 Commissioner Laura **BORDERS - Absent**

14 Commissioner Gregory **FANN**

15 Commissioner Patricia **LOVETT - Absent**

16 Commissioner William **MILLER**

17 Commissioner LaJeanna **MCKNIGHT**

18 Commissioner Willard **MAXWELL**

19 Also Present:

20 Ms. Keyetta **HOLMES**
21 Senior Planner

22 Ms. Angela **BLATCH**
23 Associate Planner

24 Willis **HATCHER**
25 City Engineer

Mike **SCHREINER** - Present
Attorney, Holland & McKnight

Ms. Linda **DUNLAVY**
Attorney - Absent

Videographer
James **Hammond**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Appearances

<u>APPLICANTS</u>	<u>PAGE</u>
2016U-006-07 Christopher Bryant - Absent	N/A
2016V-008-08 Duke Realty Limited Partnership	12
2016Z-012-08 Claudia Chacon	13

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Index

<u>Description</u>	<u>Page</u>
I. Call to Order	4
II. Roll Call	4
III. Moment of Silence	5
IV. Pledge of Allegiance	5
V. Adoption of Agenda	5
VI. Approval of August 18, 2016 Minutes	5
VII. New Business	6
VIII. Announcements	15
IX. Adjournment	16

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I. CALL TO ORDER:

COMMISSIONER SHELDON: All right. Ladies and gentlemen, welcome to the September 15th, 2016 Planning & Zoning Commission meeting for the City of East Point. I'm Linda Sheldon. I'm be Chairing tonight. I'm calling to meeting to order. Staff, could you call Roll.

II. ROLL CALL:

MS. BLATCH: Commissioner Lovett.
COMMISSIONER LOVETT: (No response.)
MS. BLATCH: Commissioner Borders.
COMMISSIONER BORDERS: (No response.)
MS. BLATCH: Commissioner Miller.
COMMISSIONER MILLER: Here.
MS. BLATCH: Commissioner Fann.
COMMISSIONER FANN: Here.
MS. BLATCH: Commissioner Atkins.
COMMISSIONER ATKINS: (No response.)
MS. BLATCH: Commissioner Tucker.
COMMISSIONER TUCKER: Here.
MS. BLATCH: Commissioner Sheldon.
COMMISSIONER SHELDON: Here.
MS. BLATCH: Commissioner McKnight.
COMMISSIONER MCKNIGHT: Here.
MS. BLATCH: Commissioner Maxwell.
COMMISSIONER MAXWELL: Here.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MS. BLATCH: Ms. Chair, you have a quorum.

COMMISSIONER SHELDON: Thank you. If you'll join with us for a Moment of Silence.

III. MOMENT OF SILENCE:

COMMISSIONER SHELDON: Thank you. Please stand for the Pledge of Allegiance.

IV. PLEDGE OF ALLEGIANCE:

COMMISSIONER SHELDON: Thank you. I'll now entertain a motion to adopt the agenda.

V. ADOPTION OF AGENDA:

COMMISSIONER MAXWELL: I so move.

COMMISSIONER SHELDON: Thank you. Do I have a second?

COMMISSIONER MILLER: Second.

COMMISSIONER SHELDON: Thank you. Mr. Miller, I started to call you Will. All those in favor?

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: Any opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Motion carries. The agenda is adopted. I'll now entertain a motion to approve the August 18th, 2016 minutes.

VI. APPROVAL OF THE AUGUST 18, 2016 MEETING

MINUTES:

COMMISSIONER MILLER: I make a motion to approve the August 18 minutes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMISSIONER SHELDON: Thank you.

COMMISSIONER MCKNIGHT: Madam Chair, I second with changes that I was actually here, present at the meeting.

COMMISSIONER SHELDON: All right. So the correct in the minutes then would be to indicate your presence.

COMMISSIONER MCKNIGHT: Yes.

COMMISSIONER SHELDON: Do we have that? Thank you very much. Any other change ?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Be being none, all those in favor.

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: Those opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: The minutes are approved. Next item on the agenda is New Business. Staff.

VII. NEW BUSINESS:

MS. BLATCH: Case Number 2016U-006-07. Applicant is Christopher Bryant. Location is Redwine Road. He's seeking a Special Use Permit, Outdoor Event Large, which will be called the Festival at Camp Creek.

COMMISSIONER SHELDON: Does this require a public hearing -- all right. This item does require a public hearing and I will now read, as well as, one other item on our agenda -- I will read the rules for public hearings.

(Whereupon the City of East Point Rules for Public Hearing is

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

read into the record.)

COMMISSIONER SHELDON: Public hearings before the Planning & Zoning Commission shall be conducted in accordance to Section 10-2219 of the East Point Zoning Code and Development Regulations as follows: Persons both favoring and opposing the proposed amendment will be provided an opportunity to address the Council.

The applicant for the proposed amendment or 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 amendment 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 provided that each side is given the same amount of time.

If there is more than one speaker for a side, 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 allotted time for rebuttal.

Speakers must adhere to rules of decorum. Prior to speaking, each speaker shall identify himself or herself and state his or her current address. Each speaker shall speak only to the merits of the proposed issue 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

speaker the right to continue if, after first being cautioned, the speaker continues to violate the rules of decorum. These rules also apply to Special Use Permit or any other public hearing before this Body.

Those being read, I will now entertain a motion to open the public hearing for Case Number 2016U-006-07.

COMMISSIONER TUCKER: So moved.

COMMISSIONER FANN: Second.

COMMISSIONER SHELDON: All in favor?

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: Those opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: The public hearing is now open. Is there anyone here -- is the applicant here or is anyone here wishing to speak on this Agenda Item?

AUDIENCE: (No response.)

COMMISSIONER SHELDON: Second chance.

AUDIENCE: (No response.)

COMMISSIONER SHELDON: There being no one here to speak in favor, is there anyone wishing to speak in opposition?

AUDIENCE: (No response.)

COMMISSIONER SHELDON: There being none, I will now entertain a motion to close the public hearing.

COMMISSIONER FANN: Motion to close the public hearing.

COMMISSIONER SHELDON: Thank you.

1 COMMISSIONER MILLER: Second.

2 COMMISSIONER SHELDON: Thank you. Any discussion on
3 closing the public hearing?

4 COMMISSIONERS: (No response.)

5 COMMISSIONER SHELDON: All in favor?

6 COMMISSIONERS: Aye.

7 COMMISSIONER SHELDON: Opposed?

8 COMMISSIONERS: (No response.)

9 COMMISSIONER SHELDON: Motion carries. The public
10 hearing is now closed.

11 COMMISSIONER FANN: Madam Chair.

12 COMMISSIONER SHELDON: Yes, sir.

13 COMMISSIONER FANN: I'd like to make a motion to deny this
14 application for a Special Use Permit for Outdoor Event at Large for
15 the Festival at Camp Creek and Redwine, Case Number
16 2016U-006-07.

17 COMMISSIONER SHELDON: Thank you. I would like to first
18 get Staff's recommendation and then I'll entertain your motion.

19 COMMISSIONER FANN: Okay, okay. Well, my motion gonna
20 be the same.

21 COMMISSIONER SHELDON: All right. I'll just refer to it like
22 that. Staff.

23 MS. BLATCH: In Case Number 2016U-006-07, Staff
24 recommends denial of the Special Use Permit for a Special Event,
25 Large in the C2 Central Business District zoning district with the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

following comments: The applicant did not demonstrate that appropriate emergency life safety measures are provided. The East Point Police Department has stated that the closure of Redwine Road will impact local traffic and the applicant has not demonstrated an alternative plan.

The applicant has not provided parking information. The applicant has not provided for an alcohol license in accordance with the application for a Special Event, Large.

COMMISSIONER SHELDON: Thank you. Mr. Fann, does your previous motion still stand?

COMMISSIONER FANN: Absolutely.

COMMISSIONER SHELDON: Do I have a second in

COMMISSIONER TUCKER: Second.

COMMISSIONER SHELDON: Any discussion?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: There being none, I'll in favor?

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: All opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Motion carries. The application is denied. Next item.

MS. BLATCH: Case Number 2016V-008-08, Applicant, Duke Realty Limited Partnership, location, Camp Creek Business Center, Sites E2, G and O. They're seeking a 2-Part Variance to Section 10-6010, through 10-6024, the Tree Ordinance and Stream Buffer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Encroachment.

At this time, I will indicate to the Commissioners that the applicant has submitted a document to Staff indicating they would like to defer to October meet.

COMMISSIONER SHELDON: Thank you. That being the case, I'll entertain a motion on this item.

COMMISSIONER TUCKER: Madam Chair, I would like to make a motion to defer to our next regularly scheduled October meeting.

COMMISSIONER FANN: Second.

COMMISSIONER SHELDON: Thank you, sir. Any discussion?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: All in favor?

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: Opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Motion carries. This item will be deferred to the October meeting, the East Point Planning & Zoning Commission. Next item, please.

MS. BLATCH: Case Number 2016Z-012-08, location is 3348 through 3380 Bachelor Street, Rezoning from C-Lc (Commercial Limited) with conditions to R-1A (Urban Residential).

COMMISSIONER SHELDON: Thank you. This item does require a public hearing. I will now entertain a motion to open the public hearing.

COMMISSIONER TUCKER: So moved.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMISSIONER MILLER: Second.

COMMISSIONER SHELDON: Thank you. I have a motion and a second. All in favor?

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: Opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Motion carries. The public hearing for this item is now open. Is there anyone here who wishes to speak in favor of it?

MS. HOLMES: Good evening, Commissioners. This application is a City initiated rezoning for properties located on Bachelor Street, 3348 through 3380 Bachelor Street, between Mercer Avenue and Walker Avenue in the City of East Point.

This application is a request to rezone properties from C-Lc (Commercial Limited) to R-1A (Urban Residential).

Currently, there are eight (8) legally non-conforming residential properties located on Bachelor Street.

This request is to rezone these properties to R-1A to conform with other properties in the area.

COMMISSIONER SHELDON: Thank you. Do you think we need to speak every address?

MS. HOLMES: No, ma'am.

COMMISSIONER SHELDON: Is it -- it's not required? Okay, thanks very much. Is there anyone else who wishes to speak on this item, in favor of this item?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

AUDIENCE: Yes, I'm the property --

COMMISSIONER SHELDON: If you would like to speak, you'll need to fill out you a speaker's card, which you can do afterwards but please step forward and state your name and address and speak your mind.

(Whereupon Applicant Claudia Chacon approaches the podium.)

MS. CHACON: My name is Claudia Chacon. I'm one of the property owners on the property and I just want to -- I just wanted to make any -- some improvements on the property but I wasn't able to because when I purchased the property, I believe I purchased it when it was already past the grandfathering stage of twelve months so -- and I think it had already been vacant for that timeframe so when I purchased it, it had already been out of that stage so since I've owned it, I haven't been able to make any improvements so because it's in the limited -- commercial limited status so in order for me to make improvements -- and I want to be able to live at the property. I need it to be switched over to residential.

COMMISSIONER SHELDON: Okay. And can I have your name and the address that you're referring to?

MS. CHACON: I'm at 3368 Bachelor Street.

COMMISSIONER SHELDON: Okay, great.

MS. CHACON: And my name is Claudia Chacon.

COMMISSIONER SHELDON: Thank you.

MS. CHACON: Yeah, thanks.

1 COMMISSIONER SHELDON: Is there anyone else who would
2 like to speak to this item?
3 AUDIENCE: (No response.)
4 COMMISSIONER SHELDON: Anyone opposed to this item?
5 AUDIENCE: (No response.)
6 COMMISSIONER SHELDON: There being none, I will
7 entertain a motion to close the public hearing.
8 COMMISSIONER TUCKER: So moved.
9 COMMISSIONER FANN: Second.
10 COMMISSIONER SHELDON: Thank you. All in favor?
11 COMMISSIONERS: Aye.
12 COMMISSIONER SHELDON: Opposed?
13 COMMISSIONERS: (No response.)
14 COMMISSIONER SHELDON: There being none, the public
15 hearing is now closed. Staff, would you state your recommendation
16 again.
17 MS. BLATCH: In Case Number 2016Z-012-08, regarding 3348
18 through 3380 Bachelor Street, rezoning from C-Lc to R-1A, Staff
19 recommends approval.
20 COMMISSIONER SHELDON: Thank you. I'll entertain a
21 motion on this item at this time.
22 COMMISSIONER FANN: Motion to approve.
23 COMMISSIONER TUCKER: Second.
24 COMMISSIONER SHELDON: I have a motion and a second on
25 the floor. All in favor?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: Any opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Motion carries. This item will be recommended -- we will recommend approval of this item. Thank you. We have now reached the announcements portion of our agenda. Does anyone have any announcements?

VIII. ANNOUNCEMENTS:

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: There being none, I will now -- let's see. I believe we have somebody who has just entered and the Agenda Item has already gone through so --

COMMISSIONER FANN: Madam Chair.

COMMISSIONER SHELDON: Yes.

COMMISSIONER FANN: If I could have the floor.

COMMISSIONER SHELDON: Yes.

COMMISSIONER FANN: I think the business has been concluded because we've already acted on that item because the time is already state what time we start the meeting and the meeting was started on time and the opportunity was provided for everyone who was an applicant to speak based on what our agenda said and the agenda was approved by this Body so I don't think that we can go back or shall go back and then address what we've already addressed.

COMMISSIONER SHELDON: All right then. You agree in

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

terms of Robert's Rules?

MR. SCHREINER: That's something I need to check on. I second that. It's in the form of a motion.

COMMISSIONER SHELDON: Okay, all right. Well, at this stage of the game then, I will entertain a motion to adjourn.

IX. ADJOURNMENT:

COMMISSIONER TUCKER: So moved.

COMMISSIONER SHELDON: Do I have a second?

COMMISSIONER MILLER: Second.

COMMISSIONER SHELDON: I'll in favor?

COMMISSIONERS: Aye.

COMMISSIONER SHELDON: All opposed?

COMMISSIONERS: (No response.)

COMMISSIONER SHELDON: Meeting is adjourned.

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 17 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 September 15, 2016 at seven o'clock P.M., were taken down by me and transcribed by me on this 29th day of September, 2016.