

CITY OF EAST POINT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

May 17, 2018
7:00 P.M.
Official Meeting Minutes

City Annex
3121 Norman Berry Drive
East Point, Georgia 30344

Board Members:

Commissioner Shean **ATKINS, Chair**

Commissioner Joel **TUCKER TODD, Provisional Chair**

Commissioner Gregory **FANN**

Commissioner Patricia **LOVETT**

Commissioner Jarrett **BELL**

Commissioner William **MILLER - Vice Chair**

Commissioner LaJeanna **MCKNIGHT**

Commissioner Willard **MAXWELL - AB**

Commissioner Clyde **MITCHELL**

Also Present:

Mr. Nigel **WALKER**
Director

Ms. Angela **BLATCH**
Senior Planner

Mr. Frank **LEE**
Associate Planner

Willis **HATCHER**
City Engineer - Absent

Linda **DUNLAVY**
City Attorney

Videographer
Eric **Hammond**

	<u>Appearances</u>		<u>Page</u>
	<u>Case No.</u>	<u>Applicant</u>	
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6	2018Z-003-04 2018VC-002-04	Swift Stop, Inc.	14
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8	2018Z-005-04	Mutairu Olayiwola	25
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10	2018U-001-04	Michael Ginter	29
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I. CALL TO ORDER:

COMMISSIONER ATKINS: Good evening, ladies and gentlemen. I'm Shean Atkins and I'm the Chair of the East Point Planning & Zoning Commission. At this time, I'll call our May 17, 2018 meeting to order.

Staff, would you please sound Roll Call to establish a quorum.

II. ROLL CALL:

MR. LEE: Commissioner Lovett.

COMMISSIONER LOVETT: Present.

MR. LEE: Commissioner Bell.

COMMISSIONER BELL: Here.

MR. LEE: Commissioner Miller.

COMMISSIONER MILLER:

MR. LEE: Commissioner Fann.

COMMISSIONER FANN: Here.

MR. LEE: Commissioner Atkins.

COMMISSIONER ATKINS: Present.

MR. LEE: Commissioner Tucker.

COMMISSIONER TUCKER: Here.

MR. LEE: Commissioner McKnight.

COMMISSIONER MCKNIGHT: Here.

MR. LEE: Commissioner Maxwell.

COMMISSIONER MAXWELL: (No response.)

MR. LEE: Commissioner Mitchell.

COMMISSIONER MITCHELL: Present.

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MR. LEE: Mr. Chair, you have a quorum.

COMMISSIONER ATKINS: Thank you. At this time, I would like to ask if you would please join us in a Moment of Silence.

III. MOMENT OF SILENCE: Thank you. If you would please stand and join me in the Pledge of Allegiance.

IV. PLEDGE OF ALLEGIANCE:

COMMISSIONER ATKINS: Thank you. Commissioners, at this time, I'd like to entertain a motion to adopt our agenda.

V. ADOPTION OF AGENDA:

COMMISSIONER FANN: Motion to adopt the agenda.

COMMISSIONER MILLER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Miller that we adopt our agenda as present. 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, at this time, I'll entertain a motion to approve our April 19, 2018 meeting minutes.

VI. APPROVAL OF THE APRIL 19, 2018 MEETING MINUTES:

COMMISSIONER TUCKER: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER MITCHELL: Second.

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COMMISSIONER ATKINS: It's been moved by Commissioner Tucker, seconded by Commissioner Mitchell that we approve our April 19, 2018 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. Our April 19, 2018 meeting minutes are approved. We will now move on to our New Business. Just a word to all of those who are here with us this evening, we've got five cases on our agenda tonight. All of the cases do require a public hearing. After we read our first case, I will then read the rules for our public hearing that will apply to all of the cases this evening.

Staff, would you please sound our first Agenda Item under New Business, 2018 "V" as in Victor-007-04.

VII. NEW BUSINESS:

MR. LEE: Case Number 2018V-007-04, the applicant is Tallula Properties, LLC. The location is 2870 Randall Street T. applicant seeks a 3-part Concurrent Variance to reduce the side yard setback from eight feet to four and a half feet. The five foot driveway setback to 0 feet and the minimal width of the driveway from 12 feet to ten feet.

COMMISSIONER ATKINS: Thank you. At this time, I'll read our Rules for Public Hearings. As I stated before, these rules will apply to all of the cases this evening.

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(Whereupon the City of East Point Rules for Public Hearing are read into the record.)

COMMISSIONER ATKINS: Public hearings before the Planning & Zoning Commission shall be conducted in accordance with Section 10-2219 of the East Point Zoning Code and Development 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 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 cases 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 speaker is given the same amount of time. If there is more than one speaker for a side, the Chair or the presiding office 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 time for rebuttal.

Speakers must adhere to the rules of decorum. Prior to speaking, each speaker shall identify him or herself and state his or her current address. Each speaker shall speak only to the merit to have 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

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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 2018 "V" as in Victor-007-04.

COMMISSIONER TUCKER: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Tucker, seconded by Commissioner Lovett that we open the public hearing for this Agenda Item. 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. Is our applicant present this evening, Tallula Properties, LLC?

AUDIENCE: Yes.

COMMISSIONER ATKINS: Would you please step forward to the podium. State your first and last name and your current address.

(Whereupon the Applicant Stevens Soares approaches the podium.)

MR. SOARES: Hello. My name is Stevens Soares. My current address is 945 Hiram Davis Road, Lawrenceville, Georgia. We have property at 2870 Randall Street and we are seeking the variance for the driveway of which is now on zero lot line and it does not meet the

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criteria for the width of 12 feet that will be approximately ten feet. We have going to withdraw with addition which was meant to be pushed onto the setback. That has now been changed and we will withdraw that at this time. My wife, Laurene Soares is here with me and actually, we're just looking for the variance.

COMMISSIONER ATKINS: Thank you. Are there any other proponents here to speak in favor of this zoning case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any opponents here to speak against this zoning case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any opponents?

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 MCKNIGHT: Second.

COMMISSIONER ATKINS: It is been moved by Commissioner

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Fann, seconded by Commissioner McKnight 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.

MR. LEE: Case Number 2018V-007-04, the applicant is Tallula Properties, LLC. The location is 2870 Randall Street. Staff recommends withdrawal of Concurrent Variance Part 1 to reduce the eight foot side yard setback as required in Section 10-2062 (e) (c) to four and a half feet.

Staff recommends approval of Concurrent Variance Part 2 to reduce the five foot setback as required in Section 10-4050 to zero feet for the installation of a driveway.

Staff recommends approval of Concurrent Variance Part 3 to reduce the minimal width of the driveway from 12 feet as required in Section 10-4057 to ten feet.

COMMISSIONER ATKINS: Thank you. Commissioners, you've heard from the applicant and you've also heard Staff's recommendation. At this time, I'll entertain to motion.

COMMISSIONER TUCKER: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Tucker. Yes, I'd like to make a motion to approve Concurrent Variance Parts 2 and

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COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Tuckers, seconded by Commissioner Lovett that this Body approves Concurrent Variance for Part 2 and Part 3. Any comments, questions or concerns?

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, all in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. Concurrent Variance Parts 2 and Parts 3, those are approved. Do we need to dispose of the portion that was a withdrawal?

ATTORNEY LINDA DUNLAVY: Yes, I would just proposed, you know -- make a second motion to allow the withdrawal of Concurrent Variance Part 1.

COMMISSIONER ATKINS: Thank you. Okay.

ATTORNEY LINDA DUNLAVY: In the future, you might be able to just dispose of it in one motion by saying that we make a motion to approve per the Staff recommendation, which includes that withdrawal.

COMMISSIONER ATKINS: I was gonna go with that but I did not want to do that, as Staff's recommendation is a recommendation

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for the Body so I wanted to be a stand alone from this Body so
Commissioners, we do need to dispose of the withdrawal.

COMMISSIONER TUCKER: Mr. Chair, I would make the
motion to recommend approval of the withdrawal of the origin
motion --

COMMISSIONER ATKINS: -- of the withdrawal regarding the
Concurrent Variance Part 1?

ATTORNEY LINDA DUNLAVY: Is this is not in the form of a
recommendation. This is a variance so the form to have motion should
be: Motion to approve withdrawal of the Concurrent Variance Part 1.

COMMISSIONER TUCKER: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: Okay. It's been moved and
properly seconded that this Body approves the withdrawal of
Concurrent Variance Part 1. It's been moved by Commissioner Tucker,
seconded by Commissioner Lovett. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.
This Body approves the withdrawal of Concurrent Variance Part 1.
Thank you.

Staff, would you please sound our next Agenda Item 2018 "Z"
as in zebra-003-04 and 2018 "V" as in Victor, "C" as in Charles-002-04.

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MR. LEE: Case Number 2018Z-003-04 and 2018VC-002-04, the applicant is Swift Stop, Inc. The location is 1337 Virginia Avenue. Applicant seeks to rezone the property from C-Lc (Commercial Limited with conditions) to C-2 (Central Business District). Applicant is also seeking a 4-part Concurrent Variance to reduce the rear yard setback from 20 feet to five feet, relief from parking lot landscaping requirements; reduce the minimal landscape area requirements within setbacks and reduce the required number of parking spaces.

COMMISSIONER ATKINS: Thank you. Commissioners, this item also requires a public hearing. At this time, I'll entertain a motion to open the public hearing for this Agenda Item.

COMMISSIONER LOVETT: So moved.

COMMISSIONER ATKINS: Is there a second.

COMMISSIONER MITCHELL: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Lovett, seconded by Commissioner Mitchell that we open 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 open. Is our applicant present this evening, Swift Stop, Incorporated?

AUDIENCE: Yes, sir.

COMMISSIONER ATKINS: Would you please step to do

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podium. State your first and last name and your current address.

(Whereupon the Applicant Alex Hensley approaches the podium.)

MR. HENSLEY: Good evening. I'm Alex Hensley and I live at 234 Colony Center Driver, Woodstock, Georgia. I am the civil engineer for the project. This is Mark Light. He is the developer for the project. And so what we're proposing at 1337 Virginia Avenue is the renovation of the existing fuel center, which will eliminate the existing convenience store that is locate underneath the canopy currently. It's going to be relocate to do the rear of the store. There's an existing Subway at the rear of the store as well. There're just gonna be combined to the one store approximately 5,000 square feet. We are reducing one of the driveways to add as much parking as we can and also reduce traffic congestion at the intersection of Lee Street and Virginia Avenue.

The whole purpose of the project is to kind of beautify the property, bring it up to the current codes with what we can. We are seeking some variances associated with parking just because the nature of the site. It's so small we have to work with what we have to. The building sets back in the rear. It's a convenient store. There's nowhere else to put the building. There's an existing building located in this rear of the site and a reduction in landscape setbacks because we are held to the existing pavement where it is today and then also a reduction in curb, island pavement -- island landscaping in the pavement area.

COMMISSIONER ATKINS: Yes, if you would come closer so

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the Commissioners can see.

MR. HENSLEY: And so the convenient store is from the 1980s. It's original to the site so we are going to add four fuel pumps underneath the canopy. The canopy is going to be re-skinned. The pavement is going to be done, landscaping is going to be done.

COMMISSIONER ATKINS: Okay.

(Whereupon Applicant Mark Lighthouse approaches the podium.)

MR. LIGHTHOUSE: Hi. This is the proposed site plan that we're looking to do and then we also have the existing -- and I have one other board to show you representation of what the building would look like.

MR. HENSLEY: It's the Chevron on the corner.

COMMISSIONER FANN: And this is the -- I want to make it clear. This is the old Subway and you are proposing to turn the Subway into the new convenient store with everything in one place, with these islands and so you're proposing one, two, three -- three islands for gas pumps?

MR. LIGHTHOUSE: Four islands.

COMMISSIONER FANN: Four islands for gas pumps.

COMMISSIONER ATKINS: This is just a public hearing now. So you'll have to ask questions later but Staff needs to have that for their records.

COMMISSIONER FANN: Yes, give it to them, give it to them because I got some questions. Shown does that concludes your

1 presentation?

2 MR. HENSLEY: Yes, it does.

3 COMMISSIONER ATKINS: Okay, thank you. Are there any
4 other proponents here to speak in favor of this zoning application?

5 AUDIENCE: (No response.)

6 COMMISSIONER ATKINS: Any other proponents?

7 AUDIENCE: (No response.)

8 COMMISSIONER ATKINS: Are there any other proponents
9 here to speak in favor of this zoning application?

10 AUDIENCE: (No response.)

11 COMMISSIONER ATKINS: Are there any opponents here to
12 speak against this zoning application?

13 AUDIENCE: (No response.)

14 COMMISSIONER ATKINS: Any opponents?

15 AUDIENCE: (No response.)

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

18 COMMISSIONER TUCKER: So moved.

19 COMMISSIONER ATKINS: Is there a second?

20 COMMISSIONER FANN: Second.

21 COMMISSIONER ATKINS: It's been moved by Commissioner
22 Tucker, seconded by Commissioner Fann that we close the public
23 hearing. All in favor sound aye.

24 COMMISSIONERS: Aye.

25 COMMISSIONER ATKINS: All opposed sound nay.

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COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.
The public hearing is now closed. Staff, would you please sound your recommendation.

MR. LEE: Case Number 2018Z-003-04 and Case Number 2018VC-002-04, the applicant is Swift Stop Incorporated. The location is at 1337 Virginia Avenue. Staff recommends approval of rezoning the property from C-Lc (Commercial Limited with conditions) to C-2 (Central Business District).

Staff also recommends approval of Concurrent Variance Part 1 to reduce rear yard setback required in Section 10-2073 (e) (d) from 20 feet to five feet.

Staff also recommends approval of Concurrent Variance Part 2 to allow relief from parking lot landscaping required in Section 10-6009.

Staff also recommends approval of Concurrent Variance Part 3 to reduce the five foot minimal landscape area within setbacks required in Section 10-6010 to two feet in the front yard, three feet in the side yard and three feet in the rear area.

Staff also recommends approval of Concurrent Variance Part 4 to reduce the number of parking spaces as required in Section 10-2154 from 30 to 20.

COMMISSIONER ATKINS: Thank you. Commissioners, you've heard from the applicant and you've also heard Staff's recommendation. At this point, I'll entertain a motion.

COMMISSIONER FANN: I'm gonna motion on the first one, a

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motion for approval for rezoning. That's my motion for that one and then we'll back to the second one.

COMMISSIONER ATKINS: There's a motion on the floor to rezone.

COMMISSIONER MITCHELL: Second.

COMMISSIONER ATKINS: Should we do the rezoning and the Concurrent Variances all together, Madam Attorney?

ATTORNEY LINDA DUNLAVY: Well, first of all I would suggest that you make a motion to rezone from what category, that might help and then I think you can do all of the Concurrent Variances in one motion unless, of course, there is is Commissioner who --

COMMISSIONER FANN: I do have just one --

COMMISSIONER ATKINS: Okay.

COMMISSIONER FANN: My motion is to rezone from C-Lc to C-2. That's my motion.

COMMISSIONER ATKINS: Okay. And just for clarification, it is a recommendation. Your motion is to recommend approval to rezone the property from C-Lc to C-2. Is there a second?

COMMISSIONER TUCKER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Tucker that this Body recommends approval of the rezoning of this property from C-Lc (Commercial Limited with conditions) to C-2 (Central Business District). Any comments questions or concerns?

COMMISSIONERS: (No response.)

1 COMMISSIONER ATKINS: Hearing none, all in favor sound
2 aye.

3 COMMISSIONERS: Aye.

4 COMMISSIONER ATKINS: All opposed sound nay.

5 COMMISSIONERS: (No response.)

6 COMMISSIONER ATKINS: The ayes have it. This Body will
7 recommend approval of the rezoning and now, Commissioners, at this
8 time, I'll entertain a motion for the variances.

9 COMMISSIONER FANN: I'll make a motion for discussion,
10 approval for Part 4 variances for required parking space reduction
11 setback and relief of landscaping requirement. I'll make that motion
12 for discussion and discussion only.

13 COMMISSIONER ATKINS: Okay. Commissioner Fann has
14 made a motion to approve the 4-part variance to reduce the number of
15 required parking spaces, reduce setbacks and relief from landscape
16 requirements. Is there a second?

17 COMMISSIONER TUCKER: Second.

18 COMMISSIONER ATKINS: It's been moved by Commissioner
19 Fann, seconded by Commissioner Tucker. Any comments, questions or
20 concerns.

21 COMMISSIONER FANN: Discussion.

22 COMMISSIONER ATKINS: Yes.

23 COMMISSIONER FANN: Can I get those pictures again, sir?
24 I want to see the pictures again.

25 COMMISSIONER ATKINS: You want the rendering?

1 COMMISSIONER FANN: The rendering, the one with the four
2 islands. Thank you. The question that I have -- we all -- most of us
3 are familiar with that site right there. It's on that corner and we also
4 got a lot of congestion and traffic in that area right there. The issue is
5 for me is that you're asking for reductions and setback because that
6 Subway used to be a car wash that is now a Subway so you're talking
7 the -- and building out and you're creating pumps so you're moving
8 those pumps back closer to the actually building as it stands now or
9 you're proposing to bring that building out further on that lot?

10 MR. HENSLEY: So the existing building is being removed
11 underneath the canopy and the Subway in the rear is being removed.

12 COMMISSIONER FANN: Okay.

13 MR. HENSLEY: Both are gonna be placed together in one
14 building to provide easier convenience for customers in the rear of the
15 property and approximately the same location as the existing Subway
16 and four pumps will be installed underneath the canopy matching
17 where the existing convenient store used to be located.

18 COMMISSIONER FANN: Correct. So you can come in off
19 of -- I don't know the name of that street. I think you said, Lee Street,
20 and then coming off of Virginia Avenue.

21 MR. HENSLEY: Yes.

22 COMMISSIONER FANN: The question that I was asking is
23 how far is that pump on that building is gonna be -- and then you're
24 asking for setbacks so I'm trying to figure out where is it gonna sit on
25 the property itself because it's already -- there's a service station across

1 the street. It's hard getting in and out of that one, okay, and it's hard
2 getting out of this one, both of them so that's why I'm asking the
3 question. I know you got the entrance on both sides coming off of
4 Virginia and off of Lee Street. How far is it gonna sit back on that
5 property, that's the question and what is the setback for?

6 MR. LIGHTHOUSE: I think to answer your question but
7 between the sidewalk of the new building and the edge of the islands,
8 we're got close to 30 feet. It's 28 and a half feet for maneuvering.
9 There will be no parking here and as Alex had said, we're closing this
10 one curb-cut here along Lee Street so that we could create more
11 property here. So you'll still two curb-cuts here but only one curb-cut
12 along Lee Street. Does that help?

13 COMMISSIONER FANN: Yes, it does help me but, you know,
14 when I look at that and compare that to what's across the street,
15 there's no parking over there and you want to limit the parking spaces
16 on this property and it's gonna be a convenient store. It's already a
17 problem on the other store with parking, going in that convenient store
18 so that would be my concern in terms of the limited of parking on the
19 property itself, for people that would be going in the convenient store.
20 That would be my only concern is that reducing the amount of parking
21 space, sir.

22 MR. LIGHTHOUSE: And then the last comment is that we
23 have contracted with the hotel across the street where we rented
24 parking spaces for our employees but the convenience store and the
25 Subway but will be required to park here to leave all of the spaces that

1 we have on site for customers.

2 COMMISSIONER FANN: Had many spaces is that?

3 MR. LIGHTHOUSE: Here across the street?

4 COMMISSIONER FANN: No, here. (Indicating)

5 MR. LIGHTHOUSE: We have got -- we're showing 20 spaces

6 plus we have 16 spaces underneath the canopy but as per the code,

7 we are really given credit for the 16 spaces under the canopy where

8 the --

9 COMMISSIONER FANN: You're saying it's 20 parking spaces

10 on this piece of property. It's gonna be 20 parking spaces on this piece

11 of property for patrons?

12 MR. LIGHTHOUSE: Correct, yes, sir.

13 COMMISSIONER FANN: There is 20 -- I can go along with as

14 20 because I know across the street, it's an eye soar and you can't get

15 in and out of there.

16 COMMISSIONER ATKINS: Thank you, Commissioner Fann.

17 Are there anymore comments, questions or concerns?

18 COMMISSIONER TUCKER: I just have a comment that I

19 applaud you guys for coming in. It's a gateway street to both College

20 Park and East Point. What's there now will not be missed, I don't

21 think and this is a really attractive building to bring and we appreciate

22 it.

23 COMMISSIONER ATKINS: Commissioners, anymore

24 comments, questions or concerns?

25 COMMISSIONERS: (No response.)

1 COMMISSIONER ATKINS: There's a motion to approve the 4
2 part variance made my Commissioner Fann, seconded by
3 Commissioner Tucker.
4 ATTORNEY LINDA DUNLAVY: Just a point of order.
5 COMMISSIONER ATKINS: Sure.
6 ATTORNEY LINDA DUNLAVY: Mr. Chair, it's just come to the
7 Staff's attention that in the Staff report on Concurrent Variance part
8 one with the reduction of the rear yard setback, the required section
9 for the record should be 1027 (3), (d), (e), (d) so just want to make
10 sure that we have for the record the proper section from which the
11 variance is being considered.
12 COMMISSIONER ATKINS: Okay, yes. Commissioner Fann
13 has a question.
14 COMMISSIONER FANN: I have a question of Staff. Frank, is
15 that accurate -- is that going to be 20 parking spaces on that lot?
16 MR. LEE: The site plan shows 20 parking spaces.
17 COMMISSIONER FANN: All right.
18 COMMISSIONER ATKINS: Okay. Again, Commissioners,
19 there's a motion to approve the 4 part variance made by
20 Commissioner Fann, seconded by Commissioner Tucker. All in favor
21 sound aye.
22 COMMISSIONERS: Aye.
23 COMMISSIONER ATKINS: All opposed sound nay.
24 COMMISSIONERS: (No response.)
25 COMMISSIONER ATKINS: Hearing none, the ayes have it.

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This Body recommends approval of the 4 part variance. Thank you.

Our next Agenda Item is 2018 "Z" as in zebra-005-04. Staff, would you please sound this Agenda Item.

MR. LEE: Case Number 2018Z-005-04, the applicant is Mutairu Olayiwola. Location is 1408 Lyle Avenue. Applicant seeks to rezone the property from R-1A to R-2, R-1A Urban Residential to R2, Two Family Residential.

COMMISSIONER ATKINS: Thank you. Commissioners, at this time, I'll entertain a motion to open the public hearing.

COMMISSIONER MITCHELL: Motion to open the public hearing.

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Mitchell, seconded by Commissioner Lovett that we open 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 open. Is our applicant present this evening?

AUDIENCE: Yes, sir.

COMMISSIONER ATKINS: Would you please step forward. State your first and last name and your current address.

(Whereupon Applicant Mutairu Olayiwola approaches the podium.)

1 MR. OLAYIWOLA: Good evening. My name is Mutairu
2 Olayiwola. The property is 1408 Lyle Avenue. My address is 3316
3 South Cobb Drive, Smyrna, Georgia, 30080. I'm seeking rezoning for
4 1408 Lyle Avenue. Right now the property is a duplex already and all
5 I'm doing is renovation. I'm not adding anything. It's just a total
6 rehab. It's already a duplex and I have pictures to show you. The
7 property right now is two duplexes, Unit A and Unit B. Each one has
8 two bedrooms, one bath, one downstairs, one upstairs and we're
9 gonna change the whole thing -- the inside, not outside. We're gonna
10 do new wiring, new plumbing, new HVAC and a general contractor
11 private.

12 My contractor is already talking to his office and getting all
13 the all departments together.

14 COMMISSIONER ATKINS: Okay. Anything else you want to
15 share with the Commission?

16 MR. OLAYIWOLA: I think it's a great thing because the
17 property is abandon for eight years so I'm trying to bring vibrance to
18 the City and, you know, and give the people here somewhere to stay
19 and it will not be an eye soar after it's done. It will be vibrance to the
20 neighborhood and to the City of East Point and I've already spent some
21 money.

22 COMMISSIONER ATKINS: Are there any other proponents
23 here to speak in favor of this zoning application?

24 AUDIENCE: (No response.)

25 COMMISSIONER ATKINS: Any other proponents?

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AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any opponents here to speak against this zoning application?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any opponents?

AUDIENCE: (No response.)

COMMISSIONER MITCHELL: Move that we close the public hearing.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER MCKNIGHT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Mitchell, seconded by Commissioner McKnight 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.

MR. LEE: Case Number 2018Z-005-04, the applicant is Mutairu Olayiwola, location is 1408 Lyle Avenue. Staff recommends approval of rezoning from R-1A Urban Residential to R2, Two Family Residential with the following conditions: Property must be readdressed. One new address is assigned, the owner will be required to post the property in accordance with Chapter 8, Section

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10-8003 and just for clarification on that, to know Staff analysis, there was an error and it stated R-3 in the Staff analysis. That's supposed to be R2, Two Family Residential.

COMMISSIONER ATKINS: Thank you. Commissioners, you've heard from the applicant and you've also heard Staff's recommendation. At this point, I'll entertain a motion.

COMMISSIONER MITCHELL: Move that we approve the rezoning from R1A, Urban Residential to R2, Two Family Residential with the stated conditions from Staff. Do I need to state the conditions -- to readdress the property.

COMMISSIONER ATKINS: It's just a rezone so you want to do it in the form of a recommendation.

COMMISSIONER MITCHELL: Recommendation.

ATTORNEY LINDA DUNLAVY: You don't need to restate the conditions, just as per Staff's recommended.

COMMISSIONER ATKINS: Okay. Is there a second.

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Mitchell, seconded by Commissioner Lovett that this Body recommends approval to rezone property 1408 Lyle Avenue from R1A, Urban Residential to R2, Two Family Residential. Any comments, questions or concerns?

COMMISSIONERS: No.

COMMISSIONER ATKINS: Hearing none, at this time, I'll entertain a motion -- at this time, all in favor sound aye.

1 COMMISSIONERS: Aye.

2 COMMISSIONER ATKINS: All opposed sound nay.

3 COMMISSIONERS: (No response.)

4 COMMISSIONER ATKINS: Hearing none, the ayes have it.

5 This Body recommends approval. Thank you, sir.

6 MR. OLAYIWOLA: Thank you.

7 COMMISSIONER ATKINS: Staff, would you please sound the

8 next Agenda Item, 2018 "U" as in umbrella-001-04.

9 MR. LEE: Case Number 2018U-001-04, the applicant is

10 Micael Gliner. The location is 2146 Dodson Drive. The applicant seeks

11 a Special Use Permit to establish an antenna tower and associated

12 structure in the R1 Single Family Residential Zoning District.

13 COMMISSIONER ATKINS: Thank you. Commissioners, at

14 this time, we have to open the public hearing first. Commissioners, at

15 this time, I'll entertain a motion to open the public hearing.

16 COMMISSIONER MITCHELL: Open the public hearing,

17 please.

18 COMMISSIONER ATKINS: Is there a second?

19 COMMISSIONER LOVETT: Second.

20 COMMISSIONER ATKINS: It's been moved by Commissioner

21 Mitchell, seconded by Commissioner Lovett that we open the public

22 hearing for this Agenda Item. All in favor sound aye.

23 COMMISSIONERS: Aye.

24 COMMISSIONER ATKINS: All opposed sound nay.

25 COMMISSIONERS: (No response.)

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COMMISSIONER ATKINS: Hearing none, the ayes have it.
The public hearing is now open. Is the applicant present this evening,
Mr. Glinter?

AUDIENCE: Yes.

COMMISSIONER ATKINS: Okay. Would you state your first
and last name and your current address.

(Whereupon the Applicant Michael Glinter approaches the
podium.)

MR. GLINTER: My name is Michael Glinter, 8609 Scenic
Highway, Pensacola, Florida, 32514. I have with me Ms. Gibbons and
she would like to address you.

COMMISSIONER ATKINS: Okay.

(Whereupon Applicant Representative Jackie
Slaughter-Gibbons approaches the podium.)

MS. GIBBONS: Mr. Glinter is trying to get --

COMMISSIONER ATKINS: State your first name, last name
and your current address.

MS. SLAUGHTER-GIBBONS: Jacqueline Slaughter-Gibbons,
3652 Carbon Circle, East Point, Georgia. Mr. Glinter is trying to get a
Special Use Permit for a tower at 1146 Dodson. That used to be a
radio station there about ten years ago and I think it was owned by
Fellowship of Faith and another radio station. At the time, that was
used for the City. The City used it to advertise. Our ex-mayor was
able to go on and let the citizens know what was going on.

Well, Mr. Glinter bought the property and he's trying to open

1 that tower back up but because of being closed, he has to get a Special
2 Use Permit and what gonna be at location -- the property is fenced in
3 so no one can get to it. But he needs to put a building on it so he can
4 have electric to be able to broadcast from that antenna and he made a
5 promise to me that he would open up the radio station for East Point
6 uses. It's a gospel radio station but we'll be able to use it to do some
7 broadcasting for the City of East Point and we're asking for ya'll
8 approval to let him get a Special Use Permit.

9 COMMISSIONER ATKINS: Are there any other proponents
10 here to speak in favor of this zoning application?

11 AUDIENCE: (No response.)

12 COMMISSIONER ATKINS: Any other proponents?

13 AUDIENCE: (No response.)

14 COMMISSIONER ATKINS: Are there any opponents here to
15 speak against this zoning application?

16 AUDIENCE: (No response.)

17 COMMISSIONER ATKINS: Any opponents?

18 AUDIENCE: (No response.)

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

21 COMMISSIONER FANN: Motion to close the public hearing.

22 COMMISSIONER MITCHELL: Second.

23 COMMISSIONER ATKINS: It's been moved by Commissioner
24 Fann, seconded by Commissioner Mitchell that we close the public
25 hearing. All in favor sound aye.

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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. Thank you. Staff, would you please sound your recommendation.

MR. LEE: Case Number 2018U-001-04, the applicant is Michale Gliner. The location is 2146 Dodson Drive. Staff recommends approval of the Special Use Permit for an antenna tower and associated structure in the R1 Single Family Residential Zoning District.

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

COMMISSIONER FANN: Motion to approve.

COMMISSIONER MITCHELL: Second.

COMMISSIONER ATKINS: The motion needs to be in the form of a recommendation, please, Commissioner Fann.

COMMISSIONER FANN: Motion to recommend approval. Thank you, Mr. Chair.

COMMISSIONER MITCHELL: Second.

COMMISSIONER ATKINS: There is a motion to recommend approval by Commissioner Fann and seconded by Commissioner Mitchell. Commissioners, are there any comments, questions or concerns?

COMMISSIONERS: (No response.)

1 COMMISSIONER ATKINS: All in favor sound aye.
2 COMMISSIONERS: Aye.
3 COMMISSIONER ATKINS: All opposed sound nay.
4 COMMISSIONERS: (No response.)
5 COMMISSIONER ATKINS: Hearing none, the ayes have it.
6 This Body will recommend approval. Thank you.
7 MS. SLAUGHTER-GIBBONS: Thank you.
8 COMMISSIONER ATKINS: Our next Agenda Item is 2018 "Z"
9 as in zebra-006-04 and 2018 "V" as in Victor, "C" as in Charles-008-04.
10 Staff, would you please sound this Agenda Item.
11 MR. LEE: Case Number 2018Z-006-04 and Case Number
12 2018VC-008-04, the applicant is Atlanta Community Food Bank. The
13 location 0 Redwine Road. The applicant seeks to rezoning the
14 properties from C-2c (Central Business District with conditions) and C-L
15 (Commercial Limited) to CUP (Community Unit Plan).
16 Applicant also seeks a Concurrent Variance to reduce number
17 of required parking spaces.
18 COMMISSIONER ATKINS: Okay.
19 COMMISSIONER FANN: Mr. Chair, before we open up the
20 public hearing, is this a recommendation, too?
21 COMMISSIONER ATKINS: This is --
22 COMMISSIONER FANN: Okay. I just want to make it clear,
23 all right for recommendation, not -- we're not approving it. We're just
24 recommending. I just want to make sure. Thank you.
25 COMMISSIONER ATKINS: You're quite welcome.

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Commissioners, at this time, I'll entertain a motion to open the public hearing for 2018 "Z" as in zebra-006-04 and 2018 "V" as in Victor, "C" as in Charles-008-04.

COMMISSIONER LOVETT: Motion to open.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER MCKNIGHT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Lovett, seconded by Commissioner McKnight that we open 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 open. Before we start our public hearing, can I just see by a show of hands how many are here to speak either in favor, for, or against this zoning application.

(Whereupon hands are raised in the audience.)

COMMISSIONER ATKINS: Okay. Make sure you've completed a speaker's card and for our public hearings, as I've mentioned -- in our Rules for Public Hearing, each side granted fifteen (15) minutes to speak. Because we have so many speakers tonight, I'd just like to ask this Body if you would consider extending that time should there be a need to do that and I can take that in the form of a motion.

COMMISSIONER LOVETT: I move that we extend the time if

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necessary for speakers.

COMMISSIONER ATKINS: For this public hearing. Is there a second?

COMMISSIONER TUCKER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Lovett, seconded by Commissioner Tucker that this Body would extend the time for speakers should there be a need this evening for this 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. So at this time, will the applicant please step forward. State your first and last name and your current address.

(Whereupon Applicant's Representative, Lauren Clayton, approaches the podium.)

MS. CLAYTON: Yes, Lauren Clayton with Wilson, Brock & Irby, address is 2849 Paces Ferry Road, Atlanta, Georgia. We are here today to seek a rezoning for the Atlanta Community Food Bank Headquarters which is currently located in the City of Atlanta. I have the renderings up here that some of you have seen. These are for the front entry and courtyard area of the office space.

We're seeking a rezoning and we're with drawing the variance. We do not need any variances. We initially thought we needed a parking variance because there is a significant amount of

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assembly space in this facility. There's about 7,000 square feet. Once we did the calculations pursuant to the code, we realized that we were right at the proper number, which is 500, and we withdrew the variance.

The current property is zoned C-2 and C-L and we are seeking to rezone under the Community Unit Plan Development District. The first listed permit use in this district is community facility and that is exactly what this location is. There has been certainly some conversation around why that might not be the case and I'd like to address some of that as well. In the preamble of a CUP, there is a number of intentional functions as CUP.

In terms of our say -- and I'm gonna go ahead and put board up -- so that's gonna be the landscape plan and one of the first things that I think you'll notice in terms of site usage is that a significant portion of that site is left completely untouched. Under the CUP, there is an intention to preserve natural amenities of the land by encouraging scenic and functional open areas.

Of the 64 acres, there will be 18 built on and 12.2 disturbed, using 46 acres untouched and we will accept the zoning condition to leave it that way and we'll get to the proposed zoning conditions in just a few minutes.

Additionally, it provides for an efficient use of land, which is also the case with this particular site and finally Subsection F of the preamble green property is by protecting green properties by requiring larger peripheral lot adjacent to larger lot developments. With this

1 particular development, the closest residential property lines to any
2 paved area is 161 linear feet. The closest of any property line to any
3 structure is 386 feet, which is about a football field and then 86 feet.
4 Under the East Point zoning code, the most stringent buffer
5 requirement, as many of you know, is 75 feet so we exceed that
6 significantly and finally, as I mentioned, as far as the permitted uses
7 the first stated as community facilities and if you ask anyone in the
8 current community where the Atlanta Community Food Bank is
9 located -- they have been a terrific neighbor and they are, in fact, a
10 community facility. They have a number of features and amenities in
11 addition to obviously the large portion of it that is in size, the
12 warehouse space but I wanted to make a couple of points to point out
13 why this is not the same thing as your traditional business park
14 warehouse.

15 First off, 25 percent of the building is office space. Another
16 nine percent of that is community engagement space. That results in
17 35 percent of this building being non-warehouse space. If you do a
18 comparison with some of the properties in the business park, those
19 percentages of office space, in addition to the warehouse space, range
20 from 1.8 percent to the highest at 22 percent. Additionally -- and I
21 think this is most telling because when you're talking about zoning,
22 you're talking about use of the land; how is it being used? What is this
23 being used for? Only 26 percent of the employees, the 166
24 employees, work in the warehouse area in some capacity.
25 Approximately 20 of those -- I think it's 18 are drivers so if you

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subtracted the drivers and you just had traditional warehouse workers, you would have 14 percent of the employees employed in that capacity. That leaves 75 percent of the employees engaged in outreach programs, management of a food bank and other amenities of the food bank offers that combat poverty and hunger.

Another significant distinction structurally from anything that will be located under the business park designation is that there are 16 truck bays on the back of this building and I believe there are approximately four in the front and those are used for agency pickup. The food bank has -- their programs are essentially drive by small agencies that collect the food from the food bank and that is typically done with those agencies showing up in minivans, church buses, cars and an occasionally box truck in the front portion of the building. The back portion where you see the 16 bays a comparable building down on the other side of Camp Creek has 64 bays for trucks. The truck activity happens one time in the morning. The loading hours will be approximately from 6:00 to 7:30. They're hoping to cut that down. That's the current time but with the amount of bays and the fact that they're not increasing their box truck fee, they're expecting that to take about an hour in the morning. Once they leave, they either go locally in they're in a box truck or they go to somewhere farther off regionally if they're in a tractor trailer truck.

The food bank currently has five tractor trailers and between 14 and 17 box trucks. The expectation is at the ten year mark. That might increase to 10 tractor trailers and approximately 20 box trucks.

1 There's also been some talk about traffic and as some of you have
2 seen in the application, we have provided a very in-depth traffic study
3 that uses the ITE manual and actual observations taken at the current
4 food bank. The traffic department for the City of East Point
5 recommended the favor of this project and signed off on it. Another
6 significant difference is that these -- the traffic ends fairly early in the
7 evening at that facility and the trip count is significantly less than any
8 allowable -- any trip count for any allowable use under the current
9 zoning. I have the traffic engineer here because I imagine there
10 maybe some questions for him but we can get to that later if need be.

11 I finally want to move on to the list of proposed conditions
12 because this is what was talked about extensively in Work Session. We
13 have agreed that the foot candle measurements from all lighting
14 fixtures on the development will exceed 0.0 at a distance of a 120 feet
15 or greater from all existing residential property lines. I have a
16 photometric plan but some of you have seen it. I have something
17 passed around that I handed to Staff. The engineers have have
18 created a photometric plan that adheres to this condition and that
19 means that no light leave that area. There won't be any future
20 development outside of the 18 acres already proposed in the site plan.
21 The fleet of trucks will never exceed 10 to 19 wheel tractor trailers and
22 won't exceed 20 box trucks. The fleet of trucks will not operate
23 between the hours of 6:00 p.m. and 6:00 a.m.

24 There will be no onsite food pantry or soup kitchen located on
25 the property. The property will be development in accordance with the

1 final site plan and the landscape plan documents as provided in the
2 rezoning application and there will be a fence surrounding the site and
3 I have provided also some images as requested during the Work
4 Session of what kind of fence would go on the visible portion where
5 you have the parking lot. The back portion will be surrounded by black
6 vinyl fencing and I think that there may have been -- it needs to be
7 some tweaks to that and the engineers can speak to that because of
8 the gate initially proposed so kind of in the way-of-way and we're going
9 to have the gate be blocking the driveway to the parking lot instead
10 and we can provide that. We have the engineers here for that as well.

11 We'll add at any time to support the reopening of Redwine
12 Road at Price George. We won't at any point in time seek any access to
13 the property via Queen Elizabeth. Trucks will not be permit to idle
14 when they are situated at the docks. The food bank will provide
15 documentation and reports from a third party auditor for its food safety
16 practices with respect to all pest prevention activities. The food bank
17 agrees to purchase power from the City of East Point notwithstanding
18 its customer choice rights pursuant to OCGA 46-3-8, meaning that
19 regardless of any law that allows them to purchase power outside the
20 City of East Point, they will purchase all of their power from the City of
21 East Point, which will amount to hundreds of thousands dollars a year
22 because of the freezer capacity and the refrigeration capacity.

23 And finally, the Atlanta Community Food Bank is amenable to
24 dedicating a portion of any of the undisturbed area that you saw an
25 that site plan to the City of East Point to construct a walking trail to be

1 maintained and constructed by the City of East Point should the City
2 wishes to do so. And I know some of you had some questions that
3 were not necessarily off topic in terms of zoning, but there were some
4 questions about the selection process and those were addressed in an
5 email but I have also brought Chris Eckels with me. He is the Vice
6 President of CBRE and that is the real estate firm that they employ to
7 find this piece of property and he can speak to that and I also have
8 Kyle Waide from the Atlanta Community Food Bank and he can also
9 talk to you about that process as well because he has some tax credit
10 information that is critical to site selection.

11 I'm willing to reserve some time for anyone who may want to
12 speak in support and also for any response to opposition.

13 COMMISSIONER ATKINS: Thank you, Lauren. Are there any
14 other proponents here to speak in favor of this zoning application.

15 AUDIENCE: (No response.)

16 COMMISSIONER ATKINS: Any other proponents?

17 AUDIENCE: (No response.)

18 COMMISSIONER ATKINS: Any other proponents?

19 AUDIENCE: (No response.)

20 COMMISSIONER ATKINS: Seeing none, are there any
21 opponents here to speak against this zoning application -- I think if
22 you're here to speak against this zoning application, you should have
23 turned your speaking card into Staff. So Staff, would you please sound
24 the first three and would the first one please approach the podium and
25 the other two be an standby just in the wings over here, to my left, to

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your right.

MR. LEE: Ms. Saintvil, Ms. White and Ms. Hueber.

COMMISSIONER ATKINS: And before you get started, I'm sorry, can we take the exhibits down from the applicant so that we can see the audience. Thank you. Good evening. State your first and last name and current address.

(Whereupon Opponent Ledondria Saintvil approaches the podium.)

MS. SAINTVIL: Good evening. My name is Ledondria Saintvil. I currently reside at 2910 Duke of Gloucester in Williamsburg Community and I'm here today to oppose the recommendation for the food bank. I'm gonna have to say to you that as a young couple, my husband and I bought into the food bank -- I mean, it's the East Point Community. The city council and the mayor presented the East Point community as a community that was up and coming. It was growing. When we moved here, there was nothing here. We have since gotten the Camp Creek Market Place. We're building that live-work area that we were touted, that was touted to us. We chose this community to grow our family. I am an attorney. My husband is an educator. Our communities are full of professional. We have doctors; we have teachers; we have principals; we have all those -- we're all members of civic organizations, fraternities, sororities, churches and when we choose to serve, we go out with our organizations and we serve but we come home to the quiet, enjoyment of our neighborhoods and that's what East Point sold us, an opportunity to grow our families, a safe

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place that was going to be up and coming. The Comprehensive Plan identifies that. It's what it sets out for us and we bought into that Comprehensive Plan. It's identified what they want for East Point. They want to attract young families, first time homeowners to the City in order to build a stable diversified community. That's what East Point is about.

They want to attract young professionals such as myself. That's how you're building up downtown area, the Jefferson Park area and everyone has been buying into that, investing into shops, the restaurants and everything that coming with that and you want to create a business climate that supports the existing businesses and I will implore to you that, you know, a food bank stigmatizes a neighborhood. No matter what you say, the current location is in no way comprehensive or comparable to what East Point is growing into.

Our vision for East Point is so much greater than a food bank. We don't need that. We're asking the Planning Commission to expand and broad your vision for us to buy those 64 acres. There's no need for us to leave that in the care and control of other people. We can get behind them and absolutely support you purchasing that for the residents and we're asking that you protect East Point. Camp Creek Market Place has been identified in the Comprehensive Plan as a congested area. We live there. No matter what the traffic study says, we have firsthand knowledge that there is congestion there during the peak hours. There's no room for a community food bank, box trucks. That's going to disrupt our quiet enjoyment and I can assure you those

1 are just potential liabilities for the future because you have ensured us
2 that we will continue to enjoy that. That's a public good, the road that
3 runs through there, and we're not experiencing any traffic. We're not
4 dealing with any other deficits that come with a food bank so we're
5 asking that you continue the great vision that has been identified for
6 Camp Creek Market Place, for the rest of the City of East Point through
7 the Comprehensive Plan that you entrap those family and I can assure
8 you they will not come to an area, young professionals, where there is
9 a food bank. It's not an area for us. It's not really safe, you know, the
10 tax burden, the community that they're serving is not what we want
11 around our young children and it's not what we want to deal with when
12 we come home from our jobs and our workplaces -- to enjoy the quiet
13 use of our property and, please, we ask that you not allow this
14 encroachment, that you protect our rights as citizens and that you
15 grow our community by purchasing those 64 acres of land and giving
16 us an opportunity to support you as taxpayers and you continues in
17 this great vision through the Comprehensive Plan. Thank you.

18 COMMISSIONER ATKINS: Thank you, Ms. Saintvil. Our next
19 speaker.

20 (Whereupon Opponent Dr. Meribah White approaches the
21 podium.)

22 DR. WHITE: I'm Dr. Meribah White and I live at 3424 Prince
23 George Street and I'm just the opposite. I'm at the retirement age and
24 Prince George was a nice quiet area. Marketplace is a great amenity
25 for East Point but it has also attracted a lot of traffic and I have to pick

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my times to leave my neighborhood because of the traffic. Now, if you can imagine that with just Marketplace, add tractor trailers, 16 bays, trucks, five tractor trailers, ten whatever, whatever on top of the traffic at Marketplace, then you can feel my pain.

I have grandchildren that chose to move on Prince George with down the street. They are young children. The traffic is horrendous on Prince George because of the cut-through and I'm sure as soon as these trucks find out they can cut through, they'll be cutting also. Please consider our peace over on that side of town. We're having problems with the traffic, with the air traffic and now you want to give us a food bank. Please, think about our concerns. Thank you.

COMMISSIONER ATKINS: Thank you.

DR. WHITE: Thank you.

COMMISSIONER ATKINS: Next speaker.

(Whereupon Opponent Vicki Hueber approaches the podium.)

COMMISSIONER ATKINS: Before you get started, Staff, would you please sound the next three speakers so that they are ready and if will come forward and be ready to speak after this speaker.

MR. LEE: Mr. White, Mr. Austin and Mr. Giles.

COMMISSIONER ATKINS: Okay. You may go ahead and state your first and last name and your current address.

MS. HUEBER: Well first of all, good evening, Commissioners and thank you and your Staff for your service. I'm Vicki Hueber and my family lives at 3437 Prince George Street. Our home is closest to the structure and also closest to the truck court. It is not football field

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to the corner of the truck court. They raised the balloon to mark that spot and it was clearly visible from my kitchen window and the idea of the 16 box trucks and tractor trailer and it's just kind of unbelievable that they would be starting up at 6:00 and 6:30 in the morning and the sound reverberating off of the smooth surfaces of the truck court and the size of the warehouse.

And on my street, all of the owners who live in the homes next to the proposed site oppose it and you may see their signatures. I believe ya'll get a folder from our neighborhood organization with the petition that was signed. I am an officer of WADA, our neighborhood association which does not support this project and everyone in this room should know that the Staff of East Point Planning and Community Development recognizes the denial of this rezoning request, stating that the proposed use is not consistent with East Point Point's Comprehensive Plan update of 2017 nor with the purpose and intent of the CUP, the Community Unit Plan.

The current location of the foods bank in Atlanta is zoned Light Industrial. Here they seek rezoning of the property to the CUP. Under East Point CUP Zone, warehousing and storage functions are not permit but community facilities are. The food bank is attempting to re-brand itself as a community service facility so that it may come under the CUP designation. At best, this is disingenuous and at worst, it's deceptive. I have here site maps of the project. One is from December of last year and the others for February this year. They are both proposed warehouse tracts and they label their -- the latest map

1 that I have in March, I believe, the community service facility. But
2 according to the -- refer to the East Point Staff analysis of the site plan,
3 roughly 75 percent of the total square footage of the structure will be
4 utilized as warehousing and storage. This is just simply not allow
5 under the East Point CUP Zone.

6 Furthermore, the Staff analysis says the proposed use does
7 not fit the definition and intent of a community facility. The food bank
8 services is 29 counties across Metro Atlanta and North Georgia with
9 plans to expand their services to probably that many on the south side.
10 The food bank's mission scope and regional scale is not compatible
11 with the intent of neighborhood servicing uses permit in the CUP
12 district.

13 Yesterday, I spoke with my neighbor and the former of East
14 Point, Patsy Joe Hilliard. She is against the project. She asked why
15 should we have to settle for something we know. It's not
16 complementary to our community. She believes Williamsburg and East
17 Point can and should do better and that this is an opportunity to go
18 and and seek what we want and what is best for East Point. Our
19 Williamsburg Neighborhood ask that you not put our community in
20 jeopardy by recommending the zoning change for this warehouse
21 project. Thank you.

22 COMMISSIONER ATKINS: Thank you, Ms. Hueber. We'll
23 have our next speaker. Is it Mr. White?

24 (Whereupon Opponent Ricky White approaches the podium.)

25 MR. WHITE: Good evening. My name is Ricky White and

1 I presently live at 3424 Prince George Street and I totally opposed this
2 project simply because -- and I'm just gonna add to what Vicki was
3 saying. We don't want to beat this "mic." But what I do want to say is
4 that it will impede our property value, no doubt in my mind. The
5 Atlanta Community Food Bank -- and I just been bothered with this for
6 the last several days, why on earth would Atlanta Community Food
7 Bank move to this particular spot? Why is that? How did this happen?
8 Who said what in order for that to be in that position? I would like to
9 know that.

10 We got an area just on the other side of 285, across from us,
11 the Camp Creek Market Place. We have an industrial area over there.
12 Now this seems to me like it would fit perfectly in industrial area but
13 from where they're asking for there to go now -- if you're from East
14 Point and you live in our community, you know in that particular area,
15 we got a renovation on a hotel coming up. We got a storage facility
16 and these are just numbers. As far as -- we've got a business -- we've
17 got an office park over there I'm thinking four to 500 -- five thousand
18 square feet. Maybe four suites and that's it. And this property that
19 we're talking about here now -- I live on Prince George -- and I assume
20 Vicki's back door, but it's at my mail -- it's at my mailbox. There are
21 saying okay to lighting, wouldn't effort us. The noise wouldn't effort
22 us. Of course it will and over time, from what I heard, there's gonna
23 be additional tractor trailers over ten years from what I thought I just
24 heard. May be less. We don't need this. We don't need this.

25 I've been in East Point -- my wife and I, we moved to East

1 Point 20 years ago because we dinged East Point to be the best
2 neighborhood for my family at the time. We did that and we've been
3 all in with East Point. We want East Point to grow. We want East Point
4 to do great things. Of course, we have problems. We're gonna always
5 have problems but this one we don't need. This will not increase the
6 valuable of my property or our property or even that with East Point --
7 Atlanta Community Food Bank. Just think of Atlanta Community Food
8 Bank in East Point serving the metro area. Out of that one little spot
9 on that hill -- if you know what I'm talking about -- if you know the
10 area, you know exactly where I'm talking about. That one little area
11 and we got big total industrial park on the other side of 285, just on
12 the other side of that interstate. Why was that chosen? Why was that
13 particular spot chosen? Who did that? Who did that? We're concern
14 with our property value. Like I said, we do have problems in the area.

15 Williamsburg is supposed to be the lead community in East
16 Point. It is the lead community. Everything that goes on in East Point
17 goes through Williamsburg because we are caring people in our
18 community and we will stand up and fight for our community. We do
19 not want this. This will not help us in anyway, no way whatsoever.
20 Please consider that when it comes to this rezoning. It's not for us to
21 put this huge three our four football field building in our community,
22 right there in that one little spot when they got that industrial area over
23 there. We don't need it. Thank you very much.

24 COMMISSIONER ATKINS: Thank you, Mr. White. Our next
25 speaker is Mr. Austin.

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(Whereupon Opponent Lance Austin approaches the podium.)

MR. AUSTIN: Good evening, Lance Austin. I live at 3499 Prince George Street in East Point. As all my neighbors have said, you know, this doesn't add value to our properties. When I look at East Point, we have 538 square foot of distribution center space on Lawrence Avenue available right now, which is more than the food bank needs. It's already nested in the network. As my other neighbor said -- Vicki said, they're currently zoned Light Industrial so now they choose East Point to change their business plan, their business model. Let's be clear. I'm a regional manager. My region goes from New Mexico to Maryland. The Atlanta Community Food Bank region covers all of Georgia.

Today Williamsburg is -- are your executive homes in East Point. There's been a lot of talk about Jefferson Park. We have the highest property values. We have the most to lose. When you look out there, our houses sell basically within ten days and recently, we had one go into contract at three. I invite you to come out and take a look. With 15 to 20 percent year over year growth in the real estate market within the Tri Cities, in College Park, East Point and Hapeville, we do not want to retrograde because I can tell you that when you start to do appraisals and buyers start to buy, they will base it off of Williamsburg and everything else in the City will tumble.

Desert Drive I've talked to the director of sales for that hotel. It will be a Sheraton Five Points by Marriott. They are investing 20 million dollars in the corridor to produce minimally six million dollars.

1 The will employ 80 members of the East Point Community part-time
2 and full time. That does not account for their food and beverage
3 operations as well. She will be targeting not only national but not only
4 local but national customers. Trucks running through that corridor --
5 she said, the road is too narrow. Trucks runs through that corridor
6 does not hold well for a 20 million dollar renovation. Cactus Car Wash
7 has already started to impact it. I can talk to you a lot about
8 cannibalization. We can cannibalize that 20 million dollar investment.
9 We can cannibalize the executive homes in this community but I could
10 tell you that no other development would come here mostly
11 demonstrate that.

12 When I look around at 62 acres and I just try to say, what
13 can it be used for. Atlanta Braves Stadium sits on 57.1 acres. The
14 Chic-fil-A Headquarters sits on 80 acres. The State Farm building,
15 which they lease that land, 1 billion dollars in investment, 17 acres.
16 There's a lot we can do in that corridor. This isn't it. As you've heard
17 and you will continue to hear, the Williamsburg Community is
18 passionate about our homes. We're passionate about our brand and
19 we got a little bit of homework to do after this because I continue to
20 say to my neighbors, even if we got past this, we got some work to do.
21 We're also passionate about development in that area. Several of the
22 neighbors and I have talked and we'd like to approach a mix use
23 development down there, similar to College Park Airport City, with the
24 assemblage of land there and across Camp Creek for consideration and
25 we're serious about our politics. We're here. We want things done

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right in East Point. We want to be here. If you run us away, then you're taking a gamble on what will come. This doesn't work for us. Thank you.

COMMISSIONER ATKINS: Thank you, Mr. Austin. Mr. Giles and Staff would you please go ahead and sound the other speaker cards so that those speakers are prepared to speak after Mr. Giles.

MR. LEE: Mr. Gunter, Mr. Brown and Ms. Chapman.

(Whereupon Opponent Brian Giles approaches the podium.)

MR. GILES: My name is Brian Giles. My family resides at 2810 Duke of Gloucester, East Point, Georgia. As referencing the 2017 Comprehensive Plan, East Point has limited natural resources meaning natural water ways and trees. This proposed site will have an industrial footprint about the size of six foot ball fields that will destroy and minimize the natural barrier that lies between 285 and my neighborhood, Williamburg Community. The trees there serve as a natural buffer against noise and air pollution caused by the traffic on 285. I know the food bank says that they're gonna preserve and sort of cut off and preserve some trees, but why even start the process of cutting and cutting those trees and increasing that footprint.

There is also a stream that literally flows through my backyard and it is a tributary of Camp Creek Water Way and eventually feeds into the Chattahoochee River. That stream that that proposed site sits on a -- I believe it's a 50 year and a 100 year flood plane which contains part of that water way that flows through my backyard. My concern is that the development on an industrial scale in this particular

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area will increase land erosion and storm water runoff and if the City does not have the time or resources to adequately monitor erosion and storm water, then those issues in that area will exacerbate and cause future problems such as flooding, mold, and decreased property value and decrease the property value in the Williamsburg area.

I encourage the Planning Committee to keep in the back of their mind intended purpose of that tract, which is really to facility a natural or a nature walkway or a park to preserve the Green Space and natural buffers similar to what we have on Cascade Preserves or on the north side of the Dunwoody Nature Center. Even if the zoning committee were to consider developing that area and not using it as a nature preserve, I would like to see something more of at least an upscale hotel or something that will generate revenue coming down that Camp Creek Parkway, so it will generate more revenue and a tax base for East Point and just base it off on principles of equity and fairness, you know.

The zoning committee and our elected officials are the gatekeepers of our community and at some if you guys approve this rezoning and this land sale goes through, then East Point will have to transfer property rights so that North Desert Drive, that public easement, public right-of-way on North Desert Drive to the food bank so they could use it. In the end, the food bank want to expand their business while East Point's residence and tax payers are left holding the bag full of expenses and unwanted side effects. I hope this is not the direction that the City of East Point is going. You are the

1 gatekeepers. Protect our community. Protect our way of life. Protect
2 the Williamsburg Community. I ask that you bend on ear towards the
3 residents of East Point and the taxpayers as opposed so bending to the
4 will of the Atlanta Community Food Bank. Thank you.

5 COMMISSIONER ATKINS: Thank you, Mr. Giles. Our next
6 speaker is Mr. White. Is that correct? Is that Mr. White? Mr. Gunter?
7 Okay. Is there a Mr. Gunter? Mr. Brown? Okay.

8 (Whereupon Opponent Threat Brown approaches the podium)

9 MR. BROWN: Good evening, Commissioners. My name is
10 Threat Brown. I reside at 3060 Duke of Gloucester here in East Point.
11 I'm just here to support my neighbors. I'm the vice president of our
12 neighborhood association. We went through the process and we took
13 a vote. We had the presentation by the food bank association and we
14 talked among ourselves. Is this is good fit to effect this community?
15 And I'm supporting whatever they have said tonight. It is true. We've
16 looked at this long and hard. That dead end street for this type of
17 development is not good for East Point. It's not good for the
18 Williamsburg community.

19 East Point was clearly designed -- I was on Council when we
20 did the Camp Creek Market Place and the industrial park by Duke
21 across the street and over there, you got two ways in, two ways out for
22 tractor trailers to go in and out. Can you imagine coming down Desert
23 Drive, getting at that light and trying to make a right turn to get back
24 to 285? I just can't see them fully doing that so it will be a mess and
25 when the food bank building -- with a facility this, once it's there. The

1 growth goal can really take off. We don't control that. We can't
2 legislate that. But when you're looking at a dead end street for
3 development of this nature -- if you've driven out there, it's just not a
4 good fit.

5 Again, I think my residents have nothing against the food
6 bank. We're just looking at reality and what this is because one thing
7 that -- the food bank -- but one thing about Williamsburg and our
8 community, it will stay the same. So when you bring on more, there
9 will be a negative to it. It's already been said. The property value
10 certainly will be effected. So we had the game plan to have a
11 development park all the way down Welcome All Road. You got tractor
12 trailers down there. It's designed for that. It is a good fit. It's working
13 great. Traffic can get off 285 and go all the way to Fulton Industrial, a
14 good fit. Money is being made over there so again, to come in that
15 dead end area, to put a 300,000 plus square foot warehouse, is just
16 not good for the City of East Point, not good for the residential
17 community here and enough is enough.

18 If you go down 85 South to Flat Shoals, you can just see
19 warehouses against residential areas and we don't want this to happen.
20 This is what happened on our side of town. This is what happened to
21 our communities and we just don't want this impact here, not against
22 residential when we have an industrial park for it to go in to and I just
23 ask you all to deny this rezoning because it will be in the best interest
24 of the City of East Point and it's residents. Thank you.

25 COMMISSIONER ATKINS: Thank you, Mr. Brown. Is there a

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Ms. Chapman?

(Whereupon Opponent Keisha Chapman approaches the podium.)

MS. CHAPMAN: Hello. My name is Keisha Chapman. I reside at 3400 Prince George Street. I'm coming here definitely to support my neighbors and opposing the food bank to come here. I recently purchased my house in October of 2017 in East Point and since then, I've lived in Brooklyn, New York, Baltimore Maryland, Texas and I've lived in so many different cities and I've seen the impact of an establishment like this coming into a neighborhood.

I was very proud of the representation in Williamsburg when I moved here to see the community and the quality of residents some forth and speak and support each other and I am concern. I am a young professional and, you know, I have friends looking at real estate and East Point already has a really, you know, bad name and statement. There's crime and things that are going on in this area but I also see the beauty in the community and it's people and with people like me coming in and taking on and moving forward the legacy that we have here, I do believe this is an unstoppable place that can definitely, you know, financially grow, bring more attractive people to come in with better incomes and things like that.

And so I really just wanted to call your attention to that and ask you that deny it. I've had a look at the marketplace. It's full of nail salons and at one point in time, I did my research and I heard that there was a Barnes & Nobles there. That's a really good thing, like a

1 bookstore. So I think that if we can have something that is like
2 something along the lines of a park. My mother lives in Baltimore,
3 Maryland and there's Lake Montebello. People go out there and
4 exercise and I think some of that could help with the crime in the area
5 and continue to add value to our neighborhoods and so I don't want to
6 keep you long, but I do also have a note here that the residents of
7 Grant Estates neighborhood -- they're in support of this and I just ask
8 that you guys take everything that has been said here into
9 consideration not just for a short term vision but for a long term vision
10 for the City of East Point so thank you very much for your time.

11 COMMISSIONER ATKINS: Thank you, Ms. Chapman.

12 MR. LEE: We have one more speaker, Mr. Bracey.

13 COMMISSIONER ATKINS: Mr. Bracey.

14 (Whereupon Opponent Steve Bracey approaches the podium.)

15 MR. BRACEY: Good evening. I'm Steve Bracey, 3475 Prince
16 George Street. My property is probably one to have closest to the
17 parking lot of this projected project and as they mentioned -- it's 35
18 percent of that property that is slated to be community development
19 and I look at if you take 65 percent of that, that represents over
20 200,000 square feet of industrial space and I think having that
21 industrial space in our community would really take away from our
22 quiet enjoyment of what we consider just peaceful and quiet of our
23 neighborhood.

24 Our residents have been galvanized to really look at what the
25 future of East Point and the future of our Williamsburg neighborhood

1 can really -- you know, have it can really be developed. I also have a
2 storm water issue that comes down the side of my house and my
3 concern is although they have a great theoretical plan of how to divert
4 some storm water issues, my concern is that some of those issues will
5 trickle down to my property, which will create greater issues and I
6 think giving it the public good of Desert Drive with nothing in return
7 representing a liability that the City maybe responsible for and
8 perpetuity for whatever the responsibility of whatever can come about
9 by having this project in place. I thank you guys for your time.

10 COMMISSIONER ATKINS: Thank you, Mr. Bracey. Are there
11 any other opponents to speak against this zoning item.

12 AUDIENCE: (No response.)

13 COMMISSIONER ATKINS: Any other opponents?

14 AUDIENCE: (No response.)

15 COMMISSIONER ATKINS: Okay, seeing none, at this time,
16 the applicant has a right to rebut so I'll ask if the the Atlanta
17 Community Food Bank's representative would like to rebut.

18 (Whereupon Applicant's Representative Lauren Clayton
19 approaches the podium.)

20 MS. CLAYTON: Yes, thank you Mr. Chair.

21 COMMISSIONER ATKINS: Old on just one second, please.

22 MS. BLATCH: Mr. Chair, the time was extended by 17
23 minutes so that gives the applicant 20 more minutes and 13 seconds,
24 that includes the four minutes that they have.

25 COMMISSIONER ATKINS: Please do not extend your 21

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minutes and 13 seconds.

MS. CLAYTON: Thank you, understood. I just wanted to go through sort of each -- the different assertions made in terms of the effect of the quality of life on the residents of Williamsburg. I think when most of you saw that landscape site plan, you saw the undisturbed portions of land that's somewhat unprecedented for any kind of development particularly a profit-driven one. Developers monetize things. They look at things dollars per square foot. Under the C-2 and CL zoning classifications, as you know, there are (inaudible) pieces that could go there tomorrow without a rezoning request with simply permit applications and no community input and rest assure that they would use those buffers rights to the very right that they would be able to use them so that they could maximize their dollars.

But speaking of that, we can talk about traffic because obviously that came up and I did mention it but I do have some pretty significant numbers to demonstrate the distinctions and the traffic impacts of this site verses anything that could go there tomorrow with a simple permitting application. Excuse me for one second. There's been some talk and so we had the traffic engineer take a look at hotels because there seems to be a lot of enthusiasm kind of in the ether about folks getting a hotel here so if you look at that property on the other side of Camp Creek where there's the two hotels. That's approximately 40 acre, a little bit less. This is 64 acre. Again, maximizing profit, you'd probably have more than two hotels there, but let's just say for the sake of argument there were two hotels there.

1 You're looking at a daily trip count of 2,960 cars. In the a.m. peak
2 hour, that's 145 and the p.m. peak hour, that's 199. The current
3 existing Atlanta Community Food Bank site has a total trip count of 494
4 vehicle. In the a.m. peak hour, that's 56 vehicles. In the p.m. peak
5 hour, that's 38 and on the projected road scale, as we discussed in the
6 conditions with the increasing the truck feet to ten tractor trailers and
7 the increase in the box trucks to 20 as well as an estimated increase of
8 the employees about 50 to 60 percent so they're cars coming in and
9 out the projected estimate for that is 790 vehicles per day, 90 at a.m.
10 peak hour; 61 at p.m. peak hour.

11 There's been talk about mix-used developments -- 163,000
12 square foot mix used development and again, that traffic engineer is
13 here in case anyone has any further questions but when he uses the
14 ITE Manual, he did some very considered estimates so this is not
15 maximizing the 64 acres. With that 163,00, you'd probably would see
16 something more significant. That would be a daily trip count of 5,882
17 vehicles; 298 during the a.m. peak hours and 540 during the p.m. peak
18 hour. General office space of 88,000 square feet, which is the size of
19 our office space. Just give me one moment.

20 That box right here, that's 88,000 square feet on 64 acres so
21 obviously if someone wants to build an office development, probably
22 would be significantly larger than that. But using that estimate of
23 88,000 square feet, your general office complex in the International
24 Traffic Engineer's Manual would be 938 trip counts. That's still
25 significantly more than evening the future projected growth at the food

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bank and obviously, like I said, it would be a much larger office development -- 200 residential units; 1,471 vehicles daily and 75,000 square foot shopping center, again, much smaller than the site, 4,944 vehicles daily. And again, just to point out, you do see the Green Space preserved. That would not happen in a commercial development and those buffers would be 50 feet.

And we also did a noise study. The noise engineer went out and he did twofold study. What he did was he measured the ambient noise at the current food bank, which is obviously -- because it's at a high traffic corner, that's going to be a higher ambient noise than the background and the tranquil backyard in Williamsburg so what he did was he went to a tranquil backyard in Williamsburg and he studied the noise levels at the existing food bank at very close distances and he studied the current noise levels in the Williamsburg community, which predominately consist of, of course, airplane traffic and we were not birds, the second loudest noise. What he made in his determination was that if you add a sound that folks might here from the Atlanta Community Food Bank are those brake releases on the trucks happening during that morning and then the afternoon return when they come back at 3:00 or 4:00 in the afternoon.

He also indicated that the only sounds that are expected to exceed the 60 DBA daytime threshold prior to 9:00 a.m. are attributed to those parking brakes and that because it operates primarily during the day, and that the site is continually exposed to the air traffic. The worse case predicted noise level should rarely exceed 60 DBA for a few

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seconds per occurrence. That's that brake release noise and it says something that this facility will be fully in compliance with the City of East Point Code of Ordinances and probably then some in terms of the sounds emanating from the site, basically because of those once daily visits in the morning from the tractor trailers.

We did do a balloon study and we hired a balloon engineer and what that is is that they hang a big red balloon at the height of the building and also at the height of where the parking lot is gonna be -- let me see if this is my distances here -- and Ms. Hueber was correct. She is not 386 linear feet from the back of the truck turnaround. She is 294 linear feet so a free feet less than a football field. I think that the balloon study, when it was conducted, it wasn't quite Spring. There was some leaves growing back but that has been provided in the packet and you can see the photographs for yourself and he did a three-level zoom on those and so you can kind of see with your own eyes what you would actually be seeing, what the visual impact would be. And, again, of course, this buffer is dramatically larger than any other building that can go there.

It talks about taxes and property values. The community submitted a study that I had actually discovered myself, too, from a Georgia State University professor about the impact on property values for residential properties and he divided it into three categories and, of course, the contention is that this is an industrial use again. The numbers I gave you were stagnantly less than any possible industrial uses. It's not industrial use, especially in terms of the percentage of

1 activity. We have communities spaces where events go on. We have
2 symposiums. We have cooking kitchens. We have 23 million pounds
3 of food that doesn't touch the facility that gets facilitated through the
4 office of where the employee and Staff who work there. But for the
5 sake of argument, the conclusion of that professor study that was
6 included in the opposition's paperwork so that the most surprising
7 aspect of his study was the lack of evidence for negative and significant
8 impacts of commercial real estate development on residential property
9 values. Volumes of political arguments to the contrary are voice that
10 local planning debates across the nation, if the study does not provides
11 substance of negative interaction.

12 He also states that industrial developments, which again,
13 apples and oranges coincide with the preexisting downward trend in
14 local housing value and yet the completion of industrial development
15 actually ends up not have a significant impact on that trend of the point
16 75 mile radius from the site. Again -- and a lot of those conditions that
17 were read out expressed concern for the various issues that come with
18 a development come to go a neighborhood that was largely unaffected
19 by any development for so many years because that property has been
20 vacant. The property owner is ready to sell that property and if he
21 does not sell it to the Atlanta Community Food Bank, he will sell it to a
22 commercial developer who will not have to go through the rezoning
23 process.

24 I understand folks' concern but I think that on the other hand,
25 there maybe a bit of a lack of understanding about the kinds of things

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that can go into that site and the kinds of impacts it would have on their quality of life. In terms of smell and -- prevention, I think that we discussed that there would be -- there is already audits conducted by a thirty party that required because this is a food bank and because they distribute foods to impoverished communities -- standards in the City of East Point ordinances and those will be provided as pursuant to their zoning conditions.

Did you have anything to add, Mr. Dingle?

(Whereupon Applicant's Representative approaches the podium.)

MR. DINGLE: Good evening, Mr. Chair, members of the Board, Larry Dingle, 2849 Paces Ferry Road. Very quickly I'll go through some of the comments that the opponents to this proposed project raised and some of the issues they raised and I'll try to be as brief as I can.

One, is the Atlanta Community Food Bank creates a stigma. Nothing could be further from the truth and we have constantly with un-spit clarity as each and every member of this community to go visit the existing Atlanta Community Food Bank. We've asked that time without number. Okay. If you do, you will not find crime. You will not find blight. You will not find anything unkept about that facility. Those are the things that bring down property value. To be realistic, property values don't decrease because of a specific use. It's the negative extra impacts of that property owner, not maintaining his or her or his property, that damages the neighbor.

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Now, I've been doing this a fairly long time. My burden to my neighbor is not to increase my neighbors property. My responsibility to my neighbor is not to damage my neighbors property, not to devalue it and we have done everything within our power to do that. If an issue was raised about noise, what do we do, we get a noise study. If an issue is raised about traffic, what do we do, we get a traffic study. Now the Staff here has looked at that. We heard from Mr. Brown, Mr. Threet Brown. First thing we did is we collected ourselves and met with the CID, met with the Staff of the City of East Point and the Georgia Department of Transportation, identified every choke point that would be impacted by this proposed development. Mr. Brown spoke about the right turns coming out of North Desert Drive. Well, the City of East Point is planning to extend North Desert Drive and Ale Circle and that issue will be cured.

It was an issue raised about traffic and a traffic study about the intersection of North Commerce Drive and Redwine Road and our study showed that that was a choke point. When we met with the representative individual, they're able to show us a commitment and allocation of funds from the City of East Point to signalize Redwine Road and North Commerce Drive which eliminates that problem. I think that one of the things that is always of difficulty is fear, fear of change and I've managed that for the last 45 years of my career and we are very sensitive to the neighbors. No, we didn't come in and try to roll over anybody. Every single thing that has been raised as an issue, we tried our best to address it. We believe we had done done a

1 confident job at that. What we cannot guarantee, though, is that
2 where there's property that we do not own, that you have the ability to
3 control it. There's a process that we're going through right now that
4 allows us to really think through how we allocate the responsibilities of
5 property owner and neighbor and we have done a legitimate job, we
6 believe, in attempting to accomplish that.

7 When Lauren talks about the alternate uses -- it's not a
8 threat. It's simply going through the existing ordinances of the City of
9 East Point for that property with it zoned C-2 and CL. The property
10 nearest these neighbors is a CL and the types of things you can do
11 there, create a minimal separation from the buildings that could go
12 there to the property line of folks. That's only 40 feet. That's all that is
13 required by the code. It requires no more than that and that doesn't
14 require rezoning or anything else so the fact that you can see a
15 building, that the structure of the building is 386 feet away, I think I
16 understand that. But it would seem to me also to be a concern about
17 what the alternative is and there's no debate about that. I mean, the
18 codes are there. Our site plan is there. We're agreeing to make that
19 site plan a condition of zoning.

20 One of the things that we did is we had great debate before
21 we ever filed our zoning application. We met with the Planning Staff.
22 We met with the attorneys to try to figure out how do we go about
23 doing this in a way to allow us reach consensus. Now, we weren't able
24 to agree on some things but we did our best to try to get there. It's
25 not for a want of trying and what we really settled on is when you look

1 at the CUP under the existing zoning ordinances in the City of East
2 Point, it allows for a communities base facility. Now, what does that
3 mean? It is not a trade of art and it certainly isn't defined in the City of
4 East Point's code and I think that the Staffing job of looking out at the
5 zoning dictionary -- the best thing the zoning dictionary could do is tell
6 us what other cities thought, would be the appropriate definition of
7 what a community food bank is or what a community facility is.

8 To my way of thinking, I truly believe, and I'll believe it 'till I
9 die, that this is a community facility that serves it's specific purpose for
10 the folks, the least of God's children -- and communities to be able to
11 enjoy the benefit of a decent meal and I don't know what's wrong with
12 that. Now, this is going to be a 15 million dollar facility, spanking
13 brand new. We're not talking about building a ghetto. We're not
14 talking about tearing down paradise and building a parking lot. Okay.
15 We're trying to do a really credible job and so we said, don't trust us.
16 If we tell you that it's going to be landscaped a certain way, we're not
17 asking for your trust. We're saying we're willing to condition to that
18 landscape plan so it looked like that. If you raise the question, Mr.
19 Chair, about fencing, we hear you. We respond to that. If someone's
20 concerned about the infusion of light, we do a light study to
21 demonstrate where the light is going to be at. That's really the best
22 we can do and we're willing to condition our plan to that.

23 If we say we're only going to use 18 acres and after that 12
24 acres is re-forested, we didn't intend to use the rest of it and part of
25 the Comprehensive Development Plan really focuses on preserving

1 natural asset, we think we're doing that. With regard to flood plan,
2 we're not in the flood plan. There's some flood plan to the north of our
3 property, but it's absolutely nothing that we're doing in the flood plan
4 that would damage our credited interest of the City of East Point.

5 Understood that, we made it absolutely clear that we would
6 not going to seek, in anyway, a reduction in the required buffer, into
7 the recurring rights and the recurring interest of the City of East Point,
8 that 75 foot buffer to ask for in event. We've treat with a maximum
9 amount of dignity the best that we can and we've done the best we
10 can in working with the neighbors and sometimes we can agree and
11 sometimes we can't agree but we believe in this particular instance,
12 that this particular proposed use is the right use for this land at this
13 location. Any additional use -- when you start talking about removal of
14 trees -- I don't think you'll ever find another developer unless it is a
15 park, okay, that would preserve as much Green Space and provide that
16 kinds of buffer that this proposed plan provides and with that, I'll
17 conclude. Thank you.

18 COMMISSIONER ATKINS: Thank you, Mr. Dingle. Any one
19 else from the applicant as a part of the rebuttal? How many minutes
20 does the applicant have?

21 MS. BLATCH: Approximately three.

22 MS. CLAYTON: I just wanted to briefly add that it's not often
23 that we have this many of our experts in the room but we do tonight
24 and so if there are any questions for some of the issues that were
25 raised, such as water, we have the engineer here who designed the

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site; for traffic, we have the traffic engineer here and we also, like I had said earlier, we have Mr. Chris Eckels from CBRE and the CEO from the food bank who can both address the site selection issue and the tax issues that go along with that and so with that being said, if there are any questions that those people can address, they're all here right now and it's not -- that's not frequent so thank you.

COMMISSIONER ATKINS: Thank you. If you would, please, before you step away remove your visuals so that that side of the audience can see the Commission. Thank you. Okay. At this time, Commissioners, I'm entertain a motion to close the public hearing.

COMMISSIONER FANN: Motion to close the public hearing.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER TUCKER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Tucker that we close the public hearing for Case Number 2018 "Z" as in zebra-006-04 and 2018 "V" as in Victor, "C" as in Charles-008-04. 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.

MR. LEE: Case Number 2018Z-006-04 and Case Number 2018VC-008-04, the applicant is Atlanta Community Food Bank. The

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location is 0 Redwine Road. Staff recommends denial of rezoning the properties from C-2c (Central Business District with conditions) and C-L (Commercial Limited) to CUP (Community Unit Plan. The proposed use is not consistent with the City of East Point Comprehensive Plan Update 2017 nor the purpose and intent of the CUP Zoning District.

COMMISSIONER ATKINS: Okay. Thank you.

MR. LEE: Staff also recommends withdrawal of the Concurrent Variance to reduce the number of required parking spaces. The site plan submitted Sheet Z1 dated March 7th, 2018, indicates the proposed the parking requirements established in Chapter 2, Article E, Section 10-2154.

COMMISSIONER ATKINS: Okay. Thank you.

Commissioners, we have heard from the applicant. We've heard from also the community so we have heard both proponents and opponents. We've also heard Staff's recommendation. At this time, I'll entertain a motion.

COMMISSIONER MCKNIGHT: Motion to open the floor with questions.

COMMISSIONER ATKINS: We've got to have a motion.

COMMISSIONER FANN: Let me -- I'll do it. Motion for denial of rezoning and also will I need to do a withdrawal for the variance?

COMMISSIONER ATKINS: Yes.

COMMISSIONER ATKINS: So you, Commissioner Fann is recommending a motion to denial for the rezoning from C-2c (Central Business District with conditions) and C-L (Commercial Limited) to CUP

1 (Community Unit Plan and also is recommending approving the
2 withdrawal of the variance for parking.

3 COMMISSIONER FANN: Correct.

4 COMMISSIONER ATKINS: Is there a second?

5 COMMISSIONER TUCKER: Second.

6 COMMISSIONER ATKINS: It's been moved by Commissioner
7 Fann, seconded by Commissioner Tucker. Any comments, questions or
8 concerns?

9 COMMISSIONER FANN: I'm make that motion for discussion.
10 I do have some discussion. I've heard from the applicant and I've
11 heard from the residents and I too have -- when I came here, I had
12 mixed emotions and feelings about -- and I'm a very honest person. I
13 don't b/s people. I had concerns whether I was gonna vote for or vote
14 against and I said earlier in a jovial way, we just recommend. We
15 don't make any decisions. We do not buy land. We do not compare
16 purses. Planning & Zoning Commission, we don't have the part to do
17 that. That's done through the Council.

18 But I do have concerns. I do have concerns. I heard what
19 Mr. Dingle and I heard what the renderings said but I really -- I have
20 questions in terms of the trucks, the amount of trucks, all day long in
21 and out, the condition of 6:00 to 6:00 p.m -- 6:00 a.m. -- nothing is
22 gonna happen anyway. We closed. That's really not a real sincere
23 condition because they're gonna be closed anyway. The other thing
24 that I have concern about is is it is the trucks. It really is the trucks.
25 It's the car wash that's going there. It's the hotel that's going there.

1 It's the restaurant that's going there. The apartments that's up and
2 down Redwine already and just the other day, I had the opportunity to
3 come up North Desert Drive coming from Lowes by BJs and there was
4 a tractor trailer coming up the road there and trying to turn on
5 Redwine. He was stuck. He couldn't figure out which way to go and he
6 took that right going down Redwine and he just held up traffic trying to
7 get down Redwine because that's the only way you can get back out
8 coming down Redwine to come back around and do it in a timely
9 manner because you got all those apartments over there. Everybody
10 over there now, cars, cars everywhere trying to come down that road.
11 And you can't get up and down Camp Creek because it's already
12 crowded.

13 So that has been a way that people can leave the marketplace
14 decently in a timely way but that truck -- that truck got me, that
15 tractor -- 18 wheeler got me that day because he was going down
16 Redwine and when he got to the proposed site, he had had to turn
17 right and when you turn right, he didn't know what to do. He he just
18 stopped there and traffic was stuck right there waiting on him to try to
19 figure out what he was gonna do. Eventually, he drove around and he
20 got down. He couldn't go back to the right as Threet Brown said
21 because you can't make that right back around so he eventually went
22 past the Park and Ride with cars down there and he got back down and
23 then he figured he had to go left because he couldn't turn right there.
24 So I mean, when you talk about the amount of trucks that's in and out
25 of there -- and I know that doesn't propose -- I know their saying

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there's a proposal to eliminate that but when we talk about what is to be and what is, that's a problem because it's a problem -- and I just have to be very clear from the very beginning.

I was concerned about traffic even when doing the Camp Creek phrase. I was on P&Z then. I was concerned about it then. I was concerned about it then, you know. I raised that issue then, the truck traffic, the truck traffic and car traffic and it's just getting crazy out there and I just see this bringing in more traffic. You got more people living over there now. We approved all of those apartments down through there and then Atlanta started started approving apartments on the other side and we got all this traffic coming this way.

So I just -- I feel some kind of way about it. I just don't think that it's a good fit. I don't know what can be there in the future. I don't know that and what people are proposing to bringing -- you can come on back up Larry, you know. You can come on back up because you know me and you gonna dance anyway. But the reality of it is is, I just don't feel it is a good fit for that community and I know Williamsburg and I know Prince George and I know Gloucester. I know that community over there. Those people care about their houses and then we talk about traffic cutting through. That's why we closed down Redwine in the first place, people complaining about this traffic going through there. I mean, so now we have a potential revisiting of the past and them cutting through back through neighbors because people are gonna find the quickest way to get out. They are. They are gonna

1 find the quickest way to get out so I want you to address me Larry.
2 Please address me.

3 MR. DINGLE: Yes.

4 COMMISSIONER ATKINS: Just one second, please. So I will
5 allow you to address Commissioner Fann's concerns. However, we
6 have a technical issue that we need to address and this will be the
7 perfect time for smooth editing. We're running out of tape and so we
8 need for our camera guy to change the tape. We're running out of
9 battery. I guess this is digital right, so there's no tape. Okay.

10 AUDIENCE: Mr. Chair, do we get another opportunity to
11 speak as well?

12 COMMISSIONER ATKINS: You do not. So what is happening
13 right now -- just one second. I'm gonna explain. So what is happening
14 right now is a Commissioner raised a concern and he raised a concern
15 to the applicant and that is why I said that Mr. Dingle can come and
16 respond to the Commissioner's concern. So the public hearing is
17 closed -- I'm sorry. Could you remove that because I was speaking to
18 those people. Thank you -- so I then allow Mr. Dingle to respond to
19 the Commissioner's concern but the public hearing is closed and I just
20 wanted you to understand that. Okay.

21 ATTORNEY LINDA DUNLAVY: Mr. Chair, just as a point of
22 clarification and this opportunity that's being given to the applicant is
23 confined to responding to the concerns raised by Commissioner Fann,
24 not an opportunity to present addition material not responsive. It
25 maybe helpful if Commissioner Fann could just sort of highlight again

1 what his concerns are.

2 COMMISSIONER FANN: My concern is the traffic. My
3 concern is specifically the amount of traffic that's coming around -- the
4 truck traffic that's coming around. I stated the time of operations,
5 right. We're clear on that; right -- and I stated about the amount of
6 traffic that's coming through that way coming back down Redwine
7 going back down North Desert back to Camp Creek.

8 MR. DINGLE: Yes, and I'll do the best I can to be e obedient
9 to those questions.

10 COMMISSIONER FANN: Okay.

11 MR. DINGLE: Right now, the Atlanta Community Food Bank
12 has five tractor trailer trucks, again, five tractor trailer trucks. What
13 we're saying is when they go ten -- now, when you start thinking about
14 alternate uses whether those are grocery stores or commercial
15 facilities, they're likely to have deliveries that are also made by tractor
16 trailer trucks so I can see if this property is going to be development, if
17 you're going to be able to do so in a way -- unless it's all single family
18 residential, if it has any commercial, then it's going to be subject to
19 tractor trailer truck deliveries, box trucks deliveries.

20 What we do -- and what we do is study to evaluate the ability
21 of the current infrastructure to support the facilities that a City has and
22 so that's been evaluated by our traffic engineers. We provided the
23 studies to the City's traffic Staff. They concluded that the existing
24 infrastructure, and more particularly, the improved infrastructure will
25 accommodate all of the improvements that are proposed along North

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Desert Drive and Redwine Road so there isn't a problem with the capacity of Redwine Road and North Desert Drive to accommodate the proposed development from all those professionals that have looked at it.

COMMISSIONER FANN: You know, I want to go back and say this to you. We eventually looked at that entrance coming in off of Camp Creek into the marketplace and that is a mess in itself because people don't know to move or what to do when they get -- they looked at that too so let's just, you know, Larry. Let's just be real up in here. They can look at it but we got a problem trying to get off of Camp Creek into the marketplace now so let's, you know -- and it's not directed toward you but it is a concern for the citizens, that traffic. It is a major concern whether that traffic is gonna come through that neighborhood again like it used to or not, you know. So for me, you know, that's where I am. That's one of my concerns. I'm not against the food bank. I think the food bank does a great job with the work that they do but I am concerned about the environmental issues and the traffic and the concerns of the residents of that community and those people who will be frequently in going over there, continue to shopping at the Camp Creek Market Place, which is a great economic gain for us and we certainly want to keep it and we don't want the people who renting those apartments to start losing tenant because they can't get in and out of there. Now, we got a blighted eyesore because we got apartments over there that people are not renting so those are the things I'm looking at from a wholistic kind of standpoint

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so thank you so very much. You've answered my question.

COMMISSIONER ATKINS: Okay. Thank you Mr. Dingle.

COMMISSIONER MCKNIGHT: I have a question.

COMMISSIONER ATKINS: Commissioner McKnight has a question.

COMMISSIONER MCKNIGHT: Yes, I have actually several but it's unrelated to the traffic concerns. When is the proposed year for built?

MR. DINGLE: The proposed built-out for all of the traffic improvements including the roundabout that is designed to resolve the problem that Mr. Fann is talking about is 2020.

COMMISSIONER MCKNIGHT: And the proposed time for the infrastructure?

MR. DINGLE: For the infrastructure to get installed is 2020 for Food Bank to be completed, construction is also 2020.

COMMISSIONER MCKNIGHT: So the same year that the changes for the traffic will be taken place is when you proposed an actual build-out?

MR. DINGLE: Yes, ma'am. What we did -- because of Mr. Brown's question was really to treat it with a level of dignity that it deserved.

COMMISSIONER ATKINS: Say that one more time, please.

MR. DINGLE: When Mr. Brown, Threet Brown asked a question. He was concerned about traffic and so that became our concern and the first thing we did was convene a meeting with the City

1 traffic Staff, the Georgia Department of Transportation as well as the
2 CID, the Community Improvement District and we met for two hours.
3 Out of that meeting, what we looked at was: Are the projects
4 budgeted, funded? Which ones are funded? And so the response from
5 the Georgia Department of Transportation and CID was and is that the
6 diversion kindly was funded. Is it under the design and let the contract
7 -- and so for each of those projects, we went through a list of all four
8 of them and they're all scheduled, all funded, and not having to raise
9 or allocate the funds -- the funds have already been allocated by the
10 respective jurisdictions -- to build those improvements which are again
11 designed to be completed at the same time we are prepared to be
12 under construction and complete and ready to occupy so our concern is
13 that we're not coming in too early and finding out that the improved
14 infrastructure is not available to us and then we do, in fact, create the
15 problem, Mr. Fann that you're talking about. So we took that very
16 seriously. We looked at it very seriously and that's why I think your
17 professional Staff attracted the vision of the City of East Point is
18 raising -- not raising an objection but supporting it the project through
19 the basis of it's impact on traffic.

20 COMMISSIONER ATKINS: Commissioner McKnight.

21 COMMISSIONER MCKNIGHT: Yes. And just to be clear, I
22 think listening to the residents in the community about the Atlanta
23 Food Bank, I think -- so the question is you're customers to the food
24 bank, to the area -- although you're serving, the purpose of the food
25 bank is actually serving the community but those will not be the

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customers actually coming to the building; is that correct?

MR. DINGLE: If I could implore for a moment and ask the CEO of the food bank to respond to that question. I think he would be more capable of answering.

COMMISSIONER ATKINS: Okay.

(Whereupon Applicant Representative approaches the podium.)

MR. WAIDE: Sure. My name is Kyle Waide. I'm the CEO of the Atlanta Community Food Bank and our address is 732 Joseph E. Lowery Boulevard in Atlanta, Georgia and I believe the question is around what constituencies groups of people come to the food bank.

COMMISSIONER MCKNIGHT: Right. I just want to make sure that --

MR. WAIDE: So the people who come to the -- we do not serve food directly to individuals on our campus. We do not provide serve in the form of food to people on our campus. People who visit our campus are first our employees; second, there are the agency partners. We have around 600 community based organizations and many of them are churches; about 70 percent of them are faith based organizations. You have a few here in the City of East Point. They come to our facility to pick up food and usually the people who are coming are your employees or volunteers of those partners and organizations. The third constituency that comes to our food bank are volunteers and those volunteers are generally corporate groups so there are folks from Coca Cola; Home Depot, Sysco Foods, Delta, et

1 cetera. There are school groups and so kids of a variety of schools
2 throughout the region or there's just private citizens who want to come
3 and find a way to give back in a place that's safe and clean and
4 accessible.

5 And then the last group of folks who come to the -- well, I
6 should say, two more group -- our fourth group that comes are people
7 who participate in nutrition education classes. Some of them are
8 seniors who are coming how to learn they can prepare healthier food in
9 their homes and then lastly, the last group of folks who come are
10 community groups who use our facility as a community meeting space
11 so they can be, again, companies. They could be just community
12 groups; homeowners association. We've had political leaders come to
13 our food bank. Not long ago, we had the Surgeon General host a
14 discussion, you know, an open forum, a town hall on the opioid crisis
15 that we housed at the food bank and so people interested in that topic,
16 we are there.

17 So the folks who are coming to the food bank are those kind
18 of groups. They're not the people that we serve and I would just point
19 out that people that we serve, more than 60 percent of them are
20 working families with kids so there's an images of people that we serve
21 to that I think is not entirely accurate but even so, those folks are not
22 the ones who are coming to our facility.

23 COMMISSIONER MCKNIGHT: Okay. Thank you. That's all.

24 COMMISSIONER ATKINS: Anymore comments, questions,
25 okay, Commissioner Bell.

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COMMISSIONER BELL: I would like to know if you guys can go through and explain how this particular site was chosen.

MS. CLAYTON: Yes, we can do that. We actually brought -- that's gonna be twofold and so we brought Chris Eckels CBRE. That's the real estate firm that found the site for them and we're gonna have them come up to the microphone.

(Whereupon Applicant's Representative Chris Eckels approaches the podium.)

MR. ECKELS: Good evening. So I need to say my name and address, Chris Eckels, 2859 Cravenridge Drive in Brookhaven, Georgia. So I'm with CBRE. We're a large commercial real estate firm and we do property searches every day for clients of ours that are looking to find a facility or to find a site to go build a facility such as the food bank here. So I felt I could just describe what our general search is; how we worked through this one; how we came up with this site that we went through but additional, what we always do is talk to our client, figure out what the requirements of the search are. What are the needs; where you need to be; what are the geographic parameters that we need so when we sat down with Kyle, and Debra and the food bank, we found out their four main requirements to this project. Number one, is it needed to be within a decently close proximity to these companies that volunteer because the organization is based on volunteer activity and it needed to have some close proximity to the Fortune 500. They're the large companies that can come lead to the volunteer effort so the geography of it needed to be inside the

1 perimeter or shortly just outside preferably on the west side of town,
2 northwest, south west and then the second main requirement would
3 be -- there's a budget that's there. We had to stick to a certain budget
4 for what land costs are and what's included in land cost is also what
5 the developing site cost for that plan are.

6 So when we were looking at sites, we have to look at are
7 there streams on it? Are there utilities that had to be removed and
8 what are the costs to that? How does that factor in to the overall site
9 costs that we had? The third main requirement that we looked into
10 was it needed to be within the new market tax eligible district. From
11 their budgetary standpoints that created a significant savings and allow
12 them to get this budget in place by going into a new market tax eligible
13 area and the fourth was just the size. We needed something that
14 could house 300,000 square foot facility with five hundred -- and the
15 able to put that on the site, this 25 acres, give or take. I dialed it down
16 to about 20 to 22 to see if there was a perfect site and that everything
17 could fit just right but it's generally gonna be about 25 acres when you
18 do the buffers.

19 So then I went through -- we used a couple data bases,
20 GoStar, Root Net. We also have one of the largest commercial real
21 estate firm here in town so I have use all the brokers networks that I
22 have inside of our office to see who knows about sites that are off
23 market but are not listed on the normal sites. I go out to the outs
24 firms to see what they might know and then it's just good old
25 fashion -- I go out and drive the market. I do Google area searches. I

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spent days and weeks looking over a number of different sites that may work. I go find who had the tax record and who owned it, called them to see if they're interested in selling so this was an expensive process that lasted quite some time to try to down it down to what might work.

So when you get an initial list, that get paired down because of various reasons. It doesn't check the boxes on all the requirements that they have and then we pair that list down to a short list of sites that actually will fit and for a number of reasons; cost being one. One of them wouldn't agree to sell the site. They couldn't get to a point where they could sell it. One had infrastructure problems and needed to build roads and us building roads added a big enough number to the budget where it went out of budget and wouldn't make sense anymore. Retrofitting and existed building and the cost of that was greater than building and was outside of the budget again so there are a number of factors why certain sites were eliminated from where we were. We test fits on several sites where the architecture went in and laid the building down trying to see how it would fit on the site.

So at the end of the day when all the data was gather, the food bank decide that this site was the most viable site to fit into the budget, to put them where they needed to be. It gave them a good community presence that was close enough to the volunteering that they needed and the most important thing, the building fits on to the site with the buffer that's left there. I know the question has been asked well, why not -- how much do you want me to expand on land --

1 COMMISSIONER ATKINS: Well, I mean, I just want to make
2 sure that Commissioner Bell's question is answered. I mean, I know
3 you can talk days about the site but I don't think that we want to do
4 tonight so has he answered your question sufficiently?

5 COMMISSIONER BELL: He has but I wanted to know a little
6 bit more.

7 COMMISSIONER ATKINS: So could you make sure that
8 the --

9 MR. WAIDE: So the question I think that was raised here --
10 why couldn't we go some where else? So I think what happens when
11 people look at sites and see land and see nothing there, it should be
12 able to go there. Trust me that if we didn't have to go through this
13 process -- and the site that was there, that it's zoned appropriately, it
14 could work for everything. That would be where they would have
15 chosen to go but in the industrial park across the street, the business
16 park, a large majority of that is owned by Duke. Duke's core vision is
17 to own and lease buildings. One of the other objective I guess I should
18 have said in the beginning requirement was the food bank has to
19 purchase. They have to own the facility and why that is, the short
20 answer is for fundraising effort, they need to raise for bricks and
21 mortar versus operating costs, what it costs to raise the money for that
22 so you need to own the facility. Duke wouldn't sell anything. I've
23 talked to them about multiple opportunities on there. They won't sell
24 them.

25 Other sights over there that I looked at and tried to make

1 work either had power lines or gas lines going to the site that it would
2 be far to expensive to try to relocate to make the site work, streams
3 that are running through it but you can't do it. The bottom line is with
4 the big development craze that we've seen here. If there's a site that
5 will hold 300,000 square feet, it was taken by the developer two years
6 ago, year ago, year and a half ago. There's just nothing left that you
7 can find to put a building of this size so that leaves us to area that had
8 buildings, that had -- that fit everything but may have some challenge
9 so all of the sites that we tested, all needed to be rezoned if it would
10 have worked for this, all of them would have taken rezoning so I hope
11 that answers a little bit of your question about why not some where
12 else.

13 COMMISSIONER BELL: Okay. I appreciate the answer. I
14 have a question for Ms. Clayton. Can you elaborate on the process on
15 how that you chose the CUP classification and why she skipped over --
16 or rather not chose to apply with Business Park or any other
17 classification that is applicable or meets close to being applicable here?

18 MS. CLAYTON: Absolutely. We do take the position that the
19 kinds of uses -- and again, I think I talked about those earlier, the
20 difference between the building and the use of the building and so
21 obviously, there was emphasis in the Staff report on the size of the
22 storage and warehouse space versus the size of the office space but
23 then we also talked about those numbers that regularly warehouses
24 have small offices where there is no other additional amenities because
25 their function is to be a warehouse and I think I also mentioned that of

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the 70 million pounds of food that the food bank distributed last year, 23 million pounds of it never touched the facility and we also have this community engagement process with the volunteer work that is actually really kind of fun.

You should come try it some time but when they do these group activities, almost like a pep rally, they have a person who's job it's to lead the people to assemble these packages for the church groups and the partner agencies that come pickup in their vans and buses and so the idea was they want it to be accessible to the Marta line. They wanted to be accessible to the marketplace. They wanted their employees to come to a place where, you know, they feel like they were part of something, part of the community and that was made clear very early on and it was very much made clear to me when I actually visited the existing food bank and saw exactly what goes on there and, you know, obviously, their firm has represented Duke and other entities that builds warehouse spaces in the Business Park and that was nothing like what those buildings do and what they are and what they look like. But from a technical standpoint, there's no BP classification under growing residential character area and the future land designation for this piece of property is growing residential and so what does that leave you with. Well, it leaves you with commercial, which is what it's already zoned for and under both commercial zoning -- and actually, any of the commercial zoning designation in the East Point code something like this, there's no definition that matches. Community facility is actually not listed anywhere else in the East Point

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code as a term for allowable use so it is only under the CUP.

They talk about operational facility, they talk about community centers, they talk about things of that nature. They talk about public, private recreational facilities. They talk about -- like I said, community centers, churches, things of that nature. This is the only classification that has community facility listed. So with mix-use, which is also in the growing residential character. That was one of the topics of conversation. We talked with Staff and the attorneys about well can we do that. Problem with mix-uses, unlike CUP, which is -- it is a classification that contemplates a housing component but is not required under the permitted uses and also under any other mandate in that code.

For mixed-use, there is a residential mandate and so there is no interest in the food bank from leasing or selling or providing any sort of housing option and on that piece of property what they wanted to leave as Green Space, they wanted to leave alone because they have the needs for that size facility. Once those are met and you not have any other interest in developing that land, which is why that condition was imposed so I supposed that a very long version of the story but what we're looking at here is a square peg and a round hole.

There is some talk about City of Atlanta zoning classification, the property the current food bank is on. Industrial classification in Atlanta, my former employer, is a permissive classification so just because a property is on an industrial classified piece of land doesn't mean that it's an industrial property, if that makes sense. It's just that

1 at the time of the purchase, when the Atlanta Community Food Bank
2 found it's existing building and was able to run the capital campaign
3 and get the kind of funds to use this building and happens to be a
4 building on an industrial piece of property, if that makes sense but it
5 doesn't mean that that building is industrial. There's lots of other uses
6 allowed in the City of Atlanta under that classification. Does that
7 answer your question?

8 COMMISSIONER BELL: Yes, it does.

9 MS. CLAYTON: Okay. Thank you, sir.

10 COMMISSIONER BELL: I have one more question. My
11 question is for Staff. If we were to not approve this --

12 COMMISSIONER FANN: Recommend.

13 COMMISSIONER BELL: Yes. If we were not to recommend
14 approval, is there any legal ramifications that we need to be aware of?

15 ATTORNEY LINDA DUNLAVY: Well, it tends to be a legal
16 question for attorney and clients which generally would be privileged
17 that said I can speak in general terms. You know, the applicant has in
18 front of you a request for rezoning. At think point -- you are only a
19 recommending body first and for most. They must go to City Council.
20 If City Council ends up denying the rezoning, then the applicant, if they
21 believe in some way that that decision is erroneous, they do have legal
22 recourse to, you know, go to litigation, go to court and challenge that
23 decision. As it relates to Planning and Zoning recommendation,
24 Planning and Zoning Commission recommendation, you are merely a
25 recommending body and so your recommendation, if it's for denial,

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would be one of the many factor that City Council would have to look at in making their final legislative decision as to whether or not they are going to approve this zoning.

COMMISSIONER BELL: Okay.

COMMISSIONER ATKINS: Any other comments, questions?

COMMISSIONER LOVETT: Yes.

COMMISSIONER ATKINS: Okay. Commissioner Lovett.

COMMISSIONER LOVETT: I do have one quick question.

The property that is not going to be developed, is there anything that would preclude you from selling it?

MS. CLAYTON: Well, it's one parcel and we do have the anticipation that the City will make good on your zoning condition, that there will be -- the land will be dedicated to the City of East Point.

COMMISSIONER LOVETT: How much is that, that piece that you're talking about, dedicating to East Point, how much is that? Because that's for the walking trail; is that right? That's what the --

MR. DINGLE: It would be the 46 acres, 46 acre on which there is no development.

COMMISSIONER LOVETT: So you're saying the City would -- you're gonna donate 46 acres to the City?

MS. CLAYTON: Any of the unused portion of the land is open for donation to the City and if it's dedicated to them, once it's dedicated to them, it's City property and where they decide to put the designated walking trails, it's still gonna be City property even if it's not -- the walking trails -- if it turns out that the land gets dedicated, all of it gets

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dedicated to the City or a large portion of it does so that's the anticipated outcome of that condition, hopefully. Thank you.

COMMISSIONER ATKINS: Any other comments?

COMMISSIONER MITCHELL: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Mitchell.

COMMISSIONER MITCHELL: I need to say something --

COMMISSIONER ATKINS: Sure.

COMMISSIONER MITCHELL: -- and address this Body.

Commissioner Fann and I served on Planning and Zoning back in the day when spot zoning was the norm for the City of East Point. Spot zoning was killing the City until the vision came to stop the spot zoning so that East Point can get some variance of a Comprehensive Land Use Plan or put the thought in there so that East Point can grow into what it is today and what it could be. That took some time to do. Do you remember that, Mr. Fann?

COMMISSIONER FANN: Yes, I do.

COMMISSIONER MITCHELL: One of the things that Mr. Fann also spoke about and for those of you that know me, I do my research. I make tough decisions. I vetted this process seriously and tonight made it clear of what I needed to do. But first, let me ask you, the trip study that was turned in by the applicant, did you find that genuine or disingenuous with the traffic study? How did Staff feel about that?

MS. BLATCH: I can tell you the application was given to our transportation engineer. He didn't have any comments regarding it so that's the only thing that I can give you because, of course, I don't

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have that professional knowledge of it.

COMMISSIONER MITCHELL: Okay. So there was really no objections to it? We knew when the creation of Camp Creek Market Place that there was gonna be traffic issues, even when we served on Council together. One thing that we were able to do was to try to alleviate some of that traffic was finally get a road built through Duke Realty to Washington Road and it took how many years for that to happen, Larry, you know?

MR. DINGLE: It took ten years.

COMMISSIONER MITCHELL: Took ten years. We put that out there when we served on the Council. My fear, my concern that Commissioner Fann has is the same thing, it's traffic, traffic, traffic, traffic. There will be some relief when Ale Circle is done. I made a recommendation years ago that I believe that Desert Drive should be taken all the way out to Greenbriar to alleviate some of that traffic that's on there.

I will if -- if again -- and you guys know I fought for you and I continue to fight for you to keep Redwine close, to keep Elizabeth closed. I threaten to delay a new road out there for you but I was recently affected. I volunteered weekly at Asa G. Hillard Elementary School and this is my fear. When they approved the school that I support greatly and go there, they moved and built 40 feet up to the property line. Before -- it was over a hundred yards away but they could do that, and with their proper procedures. My fear is the unknown and if things are true that -- we spoke about a hotel. I would

1 love a hotel. As most of you know, I brought a lot -- I helped bring a
2 lot to business through the City of East Point because that helps
3 alleviate a lot of the tax burdens or financial burdens from the
4 residents. I believe in development, smart development but we talked
5 about a hotel, would love for a hotel to be back there but what scares
6 me, if the traffic study is true, is that we're talking about about 3,000
7 trip coming that way.

8 Mixed-use, which I think is a great opportunity but then
9 again, we're talking about another 6,000 trips coming through there.
10 We're looking at tractor trailers. We're looking at cars. We're looking
11 at consistency coming through there. What will that do to the traffic. I
12 think that it will exacerbate the traffic situation. That's my fear. Those
13 hotel, mix-used development, office space, is my understanding that
14 they can just come here now without any request for rezoning or for
15 anything and they can build up to 40 feet and then we have a 40 foot
16 buffer; is that true? Come on Staff, help me.

17 MS. BLATCH: I will definitely have to refer to our zoning
18 ordinance when it comes down to the specific buffer for each types of
19 uses.

20 COMMISSIONER MITCHELL: I think that was a part -- I think
21 the applicant said that was a part of their study you and I'm just trying
22 to verify and validate. When I go to my backyard, and I love Asa G.
23 Hilliard because I volunteer, the school is on my porch. If we're talking
24 about dedicating 46 acres, which undisturbed with the natural trees
25 and probably extra buffers or whatever or berm or whatever is put

1 there and -- what's the closest house -- can someone tell me what is
2 the closest house? I think it was -- okay, Mr. White.

3 MS. CLAYTON: The closest as to the parking lot?

4 COMMISSIONER MITCHELL: Yes.

5 MS. CLAYTON: 161 feet from the back edge of the parking
6 lot. Closest house to the building is, I believe, 294 -- actually, yes, it's
7 386 to the actually building.

8 COMMISSIONER MITCHELL: Okay. Thank you. If unknown
9 scares me so as they look to validate my question --

10 ATTORNEY LINDA DUNLAVY: It appears, Commissioner
11 Mitchell, that the answer to your question in regards to land scale
12 buffers adjacent to any residential in a C-1, C-2 District would be a 50
13 foot rear-yard buffer adjacent to residential and 10 feet improvement
14 setback from all road frontages and I think currently -- for some
15 reason, you're showing a hundred foot undisturbed buffer which is
16 what the required for industrial. That's interesting, I think, on the
17 applicant's site plan. They show a hundred foot buffer but under the
18 zoning classification that they're seeking, only a 50 foot buffer.

19 COMMISSIONER MITCHELL: Fifty. The school is in my yard
20 and the unknown of these other entities being able to come -- and
21 don't have to come to the neighborhood, that scares me. That's just
22 the statements that I wanted to make and make aware that I love your
23 community. You know it. I talked to my neighbors. I've talked to
24 some neighbors -- well, I won't say who we talked to but this is a
25 tough decision, one of the toughest I've had -- I'm gonna have to make

1 sense -- I'm a lifelong citizen of the City of East Point. Thank you, Mr.
2 Chair.

3 COMMISSIONER ATKINS: All right. Thank you. Anymore
4 comments, questions or concerns?

5 COMMISSIONERS: (No response.)

6 COMMISSIONER ATKINS: Okay. Commissioners, there's a
7 motion to recommend denial. The rezoning made by Commissioner
8 Fann, seconded by Commissioner Tucker and also a motion to approve
9 the withdrawal of a variance. All in favor sound aye.

10 COMMISSIONERS: Aye.

11 COMMISSIONER ATKINS: All opposed sound nay.

12 COMMISSIONERS: Nay.

13 COMMISSIONER ATKINS: Okay. So we'll have to do a Roll
14 Call and so just to be clear, this vote is to deny the rezoning and to
15 approve the withdrawal of the variance. Okay.

16 MR. LEE: Commissioner Lovett.

17 COMMISSIONER LOVETT: No.

18 MR. LEE: Commissioner Bell.

19 COMMISSIONER BELL: No.

20 MR. LEE: Commissioner Miller.

21 COMMISSIONER MILLER: (No response.)

22 MR. LEE: Commissioner Fann.

23 COMMISSIONER FANN: What's the vote for?

24 COMMISSIONER ATKINS: To deny.

25 COMMISSIONER FANN: My vote is to deny.

1 COMMISSIONER LOVETT: And my vote is to deny.
2 COMMISSIONER ATKINS: That's why I restated --
3 ATTORNEY LINDA DUNLAVY: The motion -- yeah. The
4 motion on the table is to deny.
5 COMMISSIONER ATKINS: That's right. So please listen very
6 carefully. The motion on the floor is to recommend denial of the
7 rezoning and to approve the withdrawal of the variance. All in favor
8 sound aye.
9 COMMISSIONERS: Aye.
10 COMMISSIONER ATKINS: All opposed sound nay.
11 COMMISSIONERS: Nay.
12 COMMISSIONER ATKINS: Okay. So Roll Call.
13 MR. LEE: Commissioner Lovett.
14 COMMISSIONER LOVETT: Denial.
15 ATTORNEY LINDA DUNLAVY: You are supporting the
16 motion; correct.
17 COMMISSIONER LOVETT: Yes.
18 COMMISSIONER ATKINS: Okay. If you are supporting the
19 motion -- because the motion is a negative for denial, you say, aye.
20 COMMISSIONER LOVETT: Aye.
21 MR. LEE: Commissioner Bell.
22 COMMISSIONER BELL: No.
23 MR. LEE: Commissioner Miller.
24 COMMISSIONER MILLER: (No response.)
25 MR. LEE: Commissioner Fann.

1 COMMISSIONER FANN: Aye.
2 MR. LEE: Commissioner Tucker.
3 COMMISSIONER TUCKER: Aye.
4 MR. LEE: Commissioner McKnight.
5 COMMISSIONER MCKNIGHT: Nay.
6 MR. LEE: Commissioner Mitchell.
7 COMMISSIONER MITCHELL: Nay.
8 MR. LEE: So it's three aye, three nay. It's a tie.
9 COMMISSIONER FANN: It's three for and three against,
10 Shean. You got to vote to break the tie, Shean. That's what it means.
11 ATTORNEY LINDA DUNLAVY: If in fact the votes are
12 accurate, it appears that Commissioner Lovett, Commissioner Fann and
13 Commissioner Tucker voted in favor of denying or recommending
14 denial of this zoning and with withdrawal of the variance so the end
15 verse of that is that Commissioner Bell, Commissioner McKnight and
16 Commissioner Mitchell voted against recommending denial of this
17 zoning and withdrawal of the variance.
18 If those -- if there are any inaccuracies, speak now or forever
19 hold your peace because it looks like, under those circumstances,
20 Commissioner Atkins is going to have to cast the deciding vote to break
21 the tie.
22 COMMISSIONER ATKINS: It's accurate for everybody's vote.
23 Okay. And my vote is for nay.
24 ATTORNEY LINDA DUNLAVY: So the motion to deny the
25 rezoning and withdrawal of the variance fails.

1 COMMISSIONER ATKINS: Is this time, Commissioners, since
2 that motion fail, I'll entertain a motion to dispose of this item because
3 we must dispose of the item.

4 COMMISSIONER LOVETT: Motion to dispose.

5 COMMISSIONER ATKINS: No. It has to be -- we've already
6 had a motion to to deny and so there has to did a different motion.
7 That's the only way we can dispose.

8 COMMISSIONER LOVETT: Commissioner Chair. I move that
9 the Body denies or dispose of a motion.

10 COMMISSIONER ATKINS: We've already had our motion to
11 deny.

12 ATTORNEY LINDA DUNLAVY: The motion to deny fails
13 because it only received three affirmative vote. Now, it can move
14 forward with -- I'm sorry. For it to move forward to City Council, there
15 needs to be an affirmative vote on the motion, on a motion that
16 passes. The only obvious inverse motion is the motion to approve.

17 COMMISSIONER ATKINS: All right.

18 COMMISSIONER FANN: And my vote still gonna be what it is
19 so I mean, so we're gonna end up right back to where we are.

20 ATTORNEY LINDA DUNLAVY: It can move forward to City
21 Council without a recommendation from this Body; however, I would
22 encourage the Commission to provide City Council with some guidance
23 of beyond no recommendation. Commissioner McKnight.

24 COMMISSIONER MCKNIGHT: Okay. I would like to make a
25 motion to recommend approval of the rezoning from C-2 with

1 conditions and C-L to CUP -- I don't have to include the Concurrent
2 Variance -- to CUP with the self imposed conditions, 13 conditions --

3 ATTORNEY LINDA DUNLAVY: And those will be the 13
4 conditions tendered this evening.

5 COMMISSIONER MCKNIGHT: -- with the withdrawal for a
6 variance.

7 COMMISSIONER ATKINS: Okay. There's been a motion to
8 recommend approval of the rezoning to include the self imposed
9 conditions from the applicant and to accept the withdrawal of the
10 variance for parking. Is there a second?

11 COMMISSIONER MITCHELL: Second.

12 COMMISSIONER ATKINS: It's been moved by Commissioner
13 McKnight, seconded by Commissioner Mitchell that this Body
14 recommends approval of this Agenda Item to rezone the property at 0
15 Redwine Road from C-2c (Commercial Business District with conditions)
16 and C-L (Commercial Limited) to CUP (Community Unit Plan) and also
17 to accept the withdrawal of the variance. Comments, questions or
18 concerns?

19 COMMISSIONERS: (No response.)

20 COMMISSIONER FANN: Call for the question.

21 ATTORNEY LINDA DUNLAVY: Commission Fann can do that.

22 COMMISSIONER ATKINS: So all in all to recommend
23 rezoning sound aye.

24 COMMISSIONERS: Aye.

25 COMMISSIONER ATKINS: All opposed sound nay.

1 COMMISSIONERS: Nay.
2 COMMISSIONER ATKINS: Okay. Roll Call.
3 MR. LEE: Commissioner Lovett.
4 COMMISSIONER LOVETT: Nay.
5 MR. LEE: Commissioner Bell.
6 COMMISSIONER BELL: Aye.
7 MR. LEE: Commissioner Fann.
8 COMMISSIONER FANN: Nay.
9 MR. LEE: Commissioner Tucker.
10 COMMISSIONER TUCKER: Nay.
11 MR. LEE: Commissioner McKnight.
12 COMMISSIONER MCKNIGHT: Aye.
13 MR. LEE: Commissioner Mitchell.
14 COMMISSIONER MITCHELL: Aye.
15 MR. LEE: It's at a tie.
16 COMMISSIONER ATKINS: Aye.
17 MR. LEE: The motion carries.
18 ATTORNEY LINDA DUNLAVY: So the motion that carry, as I
19 understand and just to make very clear is to recommend approval of
20 the rezoning with the 13 conditions tendered by the applicant and
21 withdrawal of the requested parking variance.
22 COMMISSIONER ATKINS: Yes. Okay. Our next Agenda
23 Item -- we're on announcements. Staff, are there any announcements.
24 **VIII. ANNOUNCEMENTS:**
25 STAFF: No.

1 COMMISSIONER ATKINS: Okay. So I do have an
2 announcement. I would like for Staff -- this is not really an
3 announcement. It's a request. I think we need to do better and I
4 don't know how we do this. I don't know if it's gonna be an our AV folk
5 or if it's a budget issue, but I think that we definitely need a handheld
6 microphone here so that when we have applicant presenting work, it is
7 very disrespectful to have images in front of our audience that's here
8 so as a City, I think that we can do better for those who are here at
9 our meeting so if you would take that back. I don't know if it's a
10 budget issue or if it's something that would we could relegate into our
11 contractor to do the audio visual but we need to do better. Okay. At
12 this time, I'm entertain a motion to adjourn.

13 **IX. ADJOURNMENT:**

14 COMMISSIONER LOVETT: Motion to adjourn.

15 COMMISSIONER FANN: I have another question.

16 COMMISSIONER ATKINS: I'm sorry, Commissioner Fann. Do
17 you have any announcements.

18 COMMISSIONER FANN: No, I do not.

19 COMMISSIONER ATKINS: Okay. At this time, I'll entertain a
20 motion to adjourn.

21 COMMISSIONER LOVETT: Motion to adjourn.

22 COMMISSIONER ATKINS: Is there a second?

23 COMMISSIONER TUCKER: Second.

24 COMMISSIONER ATKINS: It's been moved by Commissioner
25 Lovett, seconded by Commissioner Tucker. All in favor sound aye.

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COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

This meeting is now adjourned.

(Whereupon this concludes the City of East Point Planning
and Zoning meeting for May 17th, 2018.)

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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 101 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 Special Call Meeting for the City of East Point, Department of Planning and Community Development , on May 17, 2018 at seven o'clock P.M., were taken down by me and transcribed by me on this 7th day of June, 2018.