

MINUTES

Planning Commission Regular Business Meeting Thursday, October 24, 2013 Municipal Council Chambers

MEETING CALLED TO ORDER: Planning Commission Chairman Ed Warren called the meeting to order at 7:30 p.m. Invocation was given by Sonny Medlin followed by the pledge of allegiance.

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairman, Ed Warren; Planning Commissioners: Bruce Granoff, Sonny Medlin, Barbara Forrester, Steven Landers, Arno Angulo and R.C. Shanks; council members, Michelle Lynch and Skip Baliles were present. Administrative Assistant, Nina Ramsey recorded the minutes.

APPROVE MINUTES: A motion was made by Sonny Medlin and seconded by Arno Angulo to approve the June 27, 2013 Minutes. Motion carried 6 – 0 therefore the June 27, 2013 minutes were approved.

THE FOLLOWING CASE WAS PRESENTED BY DIRECTOR TIM PRATER:

CASE #V13-009 VARIANCE – Paran Homes, LLC filed an application requesting a variance. Relief is sought from Section 119-249 Overlay District (3) d. 1 requesting all exterior elevations to have at least 75 percent of their surface clad in brick, stone or stucco. The applicant is requesting approval to build front elevations of brick/stone and use hardi-plank masonry siding on the remaining 3 elevations. Ryan Calder was present. Ryan told the Commissioners their past experience has revealed that brick homes do not appraise for the amount necessary to allow buyers to secure financing in the Gwinnett or Walton County communities.

Linda Johns spoke in opposition. She stated that hardi-plank does not compare to brick and feels it cheapens the neighborhood. She went on to say this has come before the city twice before and they turned it down. She would rather see the property vacant than have the variance granted. Ed Warren told the Commissioners that the Staff's recommendation was to approve the variance request. Tim Prater explained his findings. The Fire Marshall did not oppose the variance.

A motion was made by Barbara Forrester and seconded by R.C. Shanks to approve the variance. Motion carried 4 – 2 with Steven Landers and Sonny Medlin opposing. Therefore, the recommendation is to approve the variance allowing Paran Homes, LLC to build front elevations of brick/stone and use hardi-plank masonry siding on the remaining 3 elevations.

Adjourn

A motion was made by Steven Landers and seconded by Barbara Forrester to adjourn. Motion carried 6 – 0 therefore meeting adjourned.

Tim Prater
Planning & Development Director

Commission Chairman