

MINUTES

Planning Commission Business Meeting

Thursday, April 26, 2012

Municipal Council Chambers

In attendance: Planning & Development, Tim Prater; Planning Commission Chairperson, Ed Warren; Planning Commissioners: Bruce Granoff, Barbara Forrester, Steven Landers, Arno Angulo and R.C. Shanks. Sonny Medlin was absent. Administrative Assistant, Nina Ramsey recorded the minutes.

- ▶ Ed Warren called the meeting to order at 7:30 p.m.
- ▶ Invocation given by Steven Landers
- ▶ Pledge to the Flag
- ▶ A motion was made by R.C. Shanks and seconded by Barbara Forrester to approve the February 23, 2012 minutes. Motion carried 5 – 0.

Tim Prater presented the following case:

Case #R12 – 002

Mark Franklin filed an application requesting to rezone property located at 278 C.S. Floyd Road, Map/Parcel #LG04-043, Walton County, Georgia. The property owner is R. Dale Properties. The current zoning is CN. The proposed zoning is O&I to allow a 4 to 6 bed assisted living facility. Mark Franklin and Greg & Jan Hansen were present. The Planning Commission had no questions for the applicant. Ed Warren asked Mr. Franklin if he had read and agreed with the staff recommendations. He said yes.

A motion was made by Bruce Granoff and seconded by R.C. Shanks to recommend approval of the rezone with conditions. Motion carried 5 – 0 therefore the recommendation is to approve the rezone with the following conditions:

1. Limit use of the property to provisions and common use that apply to the O&I (Office and Institution) district in the existing structure.
2. There shall be no additions to the structure and its residential character and appearance to be maintained.
3. Limit the principal freestanding signage to one sign on C.S. Floyd Road with no more than 24 feet in face area and 6 feet in height and not to be internally illuminated.
4. All parking shall be located to the rear of the structure.
5. In lieu of a buffer, provide a 6-foot high privacy fence along all property lines abutting R-16 zoning.
6. The non-conforming use as a single-family dwelling will cease upon approval of the rezone application.

A motion was made by Barbara Forrester and seconded by Arno Angulo to adjourn. Meeting adjourned at 7:41 p.m.

Tim Prater
Planning & Development

Ed Warren
Commission Chairman