

MINUTES

Planning Commission Business Meeting

Thursday, February 23, 2012

Municipal Council Chambers

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

- ▶ Ed Warren called the meeting to order at 7:30 p.m.
- ▶ Invocation given by Sonny Medlin
- ▶ Pledge to the Flag
- ▶ A motion was made by R.C. Shanks and seconded by Sonny Medlin to approve the January 26, 2012 minutes. Motion carried 5 – 0.

Elect Vice Chair and Secretary

A motion was made by Sonny Medlin and seconded by Arno Angulo to elect Steven Landers as the Vice Chairperson to serve a term of 2 years. Motion Carried 4 – 0.

A motion was made by Arno Angulo and seconded by Sonny Medlin to elect Barbara Forrester as secretary to serve a term of 2 years. Motion carried 4 – 0.

Tim Prater presented the following case:

Case #SU12 - 001

Wayne Naugle, First Baptist Church of Loganville, filed an application requesting a Special Use for property located at 680 Tom Brewer Road, Map/Parcel # LG14-11, Walton County, Georgia. The property owner is the First Baptist Church of Loganville. The proposed Special Use is to allow 2 – 12 x 60 mobile units to house food and clothing to be distributed by the church school ministry.

Wayne Naugle was present and stated that the ministry has been working with Walton County school counselors in the Loganville area. We collect food from different vendors and bread routes. Instead of giving a few cans of food, vendors give 500 cans of food at a time. The mobile units are needed to provide extra space for receiving, sorting and sending donations out as quickly as possible. Children who receive free or reduced lunches are given food on Fridays to take home. Bags of food are placed in their lockers during class. The lunches served at school are sometimes the only meals some of these children receive. Right now the ministry provides for about 300 families. People come to the ministry who have lost their homes or are basically homeless. They need to shower and a place to wash their clothes so this was the idea behind installing showers and washing machines. Ed Warren asked if the church had a gym with showers. Mr. Naugle said yes. He explained that the church has a preschool program and the doors must stay locked while school is in session. He said he would rather not have strangers walking around in the church building. He would like to keep the program on campus but away from the main building and the mobile units could be manned by one person. Ed Warren told Mr. Naugle it wasn't the storage of food and clothes that concerned him. He said he wasn't sure about waving tap fees and if the units had water and sewer would the church start allowing people to stay overnight. Mr. Naugle said they could not afford to pay thousands of dollars in

tap fees and were hoping to avoid the fees by connecting to the existing water and sewer lines. Mr. Prater said the Planning Commission cannot wave tap fees or include waving tap fees in the recommended conditions. He said the water and sewer issues need to be addressed during the review process. Mr. Naugle said there is a pastoral house behind the ministry building already connected to water and sewer. It is a 3 bedroom house that could possibly be converted into two apartments. Families could stay there on a 30 day basis; however, these are ideas being discussing for the future. Right now we just need space for food and clothing. He said the units would have shelves on both sides and 4 foot tables running down the center so there would not be room for cots. Our goal is to set up an assembly line area to get the donations in and out as quickly as possible. He said the showers were a different ministry from the school ministry and more of a convenience right now to avoid sending people to the main building because of the preschool program. Mr. Warren asked Mr. Naugle about the existing container located on the property. Mr. Naugle said that belonged to the church and was not part of the ministry program; however, he was sure the church would move them if requested. Steven Landers said if he understands correctly, the Special Use could be approved, the units placed, and it would be up to the ministry to decide if the water and sewer connection is an option.

Steven Landers made a motion to recommend approval of the Special Use; however, with a change in the verbiage of the second condition to read: Mobile units shall be for storage use, shower and washing facilities; to be used only during the day time hours and no habitation. Barbara Forrester seconded the motion. Motion carried 5 – 0 therefore the recommendation is to approve the Special Use with the following conditions:

1. The mobile units shall be located as shown on the site plan submitted.
2. Mobile units shall be for storage of food and clothing. Showers and garment cleaning may be allowed during the day. Lodging and boarding are prohibited.
3. The mobile units shall be removed at the end of 24 months from date of approval unless an extension of time is applied for and granted by the City Council prior to the expiration of the initial approval period.
4. The mobile units shall be screened from view from public streets and adjacent properties on all sides by existing buildings or a 100% opaque privacy fence.

Adjourn

A motion was made by R.C. Shanks and seconded by Sonny Medlin to adjourn. Motion carried 5 – 0 therefore meeting adjourned at 8:05 p.m.

Tim Prater
Planning & Development

Ed Warren
Commission Chairman