



PLANNING COMMISSION PUBLIC HEARING MINUTES

Thursday, June 22, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Tiffany Ellis
Commissioner Barbara Forrester
Commissioner Amanda Soesbe
Commissioner Alma Thomas
Director Tim Prater
Assistant Director Robbie Schwartz
Administrative Assistant Sarah Black

ABSENT

Commissioner Lisa Luttrell
Commissioner William Williams II

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes 5.25.23

Motion made by Commissioner Forrester to approve the minutes, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Soesbe, Commissioner Thomas. Motion carried 4-0.

5. NEW BUSINESS

A. Case # R23-006 – Syed F Hussian - filed an application to rezone 1.417+/- acres located on 207 Walton Street Map/Parcel # LG060156, Walton County, Georgia. The property owner is Fouad Sher Badshah. The current zoning is R16. The requested zoning is RM-6 for the development of residential apartments.

Chairman Colquitt asked if anyone is in attendance to represent the case. Syed Hussian was and presented a PowerPoint on the vision for the rezone of 207 Walton Street.

Mr. Hussian wanted to place 8 apartments on the property in two separate buildings, having 4 apartments per building including a parking lot with 47 parking spaces. He stated that the water and sewer lines were already in place on the parcel to handle this project and that it would not increase traffic or require a separate roadway.

Commissioner Ellis asked the applicant what the 1st floor of the apartment buildings would be used for, what the “covered area” on the application would entail and if the detention pond would be at the front of the property.

Mr. Hussian stated that the 1st floor of the apartment buildings would be an area for a gym, coffee shop and office space for management. The covered area on the application referred to a common play area between the buildings for residents. He also stated that the detention pond was shown at the front of the property since that area had the most space to contain it. However, it could be moved

if need be. Assistant Director Robbie Schwartz stated that a hydrology study would have to be done on the property to determine the placement of the detention pond.

Chairman Colquitt open the floor to the public for comments/questions.

Mr. Knight of 171 Walton Street stated that he lives next door to this parcel and is opposed to the apartments due to the amount of traffic and the amount of apartments already within the city limits.

Lisa Newberry of 972 Village View Circle, was also in opposition of the rezone. She stated that there are already code enforcement issues in the area and that most of that area is zoned R16 (residential). She proposed the question if the detention pond could be a part of the condition of the rezone to be placed on the back end of the property, instead of the front, if the rezone was approved. Assistant Director Robbie Schwartz stated that the lay of the land and hydrology report of the parcel would determine where the detention pond was placed; that a condition for the placement of the pond would not be granted.

Kandi Smith of 148 Towler Sholas Drive was also in opposition, stating that Walton Street is very narrow and with a parking lot, it would negatively affect the traffic congestion.

Becky Munn of 706 Village Lane had a question. She wanted to know what the estimated monthly rental price of the apartments would be and if they would be subject to Section 8 Housing.

Mr. Hussain responded that the estimated monthly cost would be between \$1,300 - \$1,500 / month.

Ron Shoop of 956 Village View Circle had a question about the layout of the buildings. Chairman Colquitt stated that each apartment building would be 3 stories with the bottom level being offices/gym and the upper 2 levels being the apartments (2 apartments per floor). Mr. Shoop then responded that he was in opposition as well to the rezone.

Commissioner Ellis made a motion to approve the rezone request but with the zoning being RM-4 rather than RM-8. None of the commissioner's seconded the motion.

Motion made by Commissioner Thomas to deny the rezone request, Seconded by Commissioner Forrester.

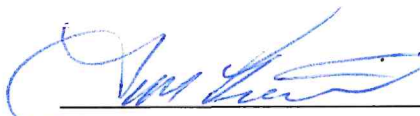
Voting Yea: Commissioner Ellis

Voting Nay: Commissioner Forrester, Commissioner Soesbe, Commissioner Thomas. Motion denied 3-1.

6. ADJOURN

Motion made by Commissioner Soesbe, Seconded by Commissioner Thomas.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Soesbe and Commissioner Thomas. Motion carried 4-0.



Planning & Development 8-24-23
Date



Planning Commission Chairman 8/24/23
Date