



MINUTES
REGULAR MEETING
BOARD OF ZONING APPEALS & PLANNING COMMISSION

WWW.TROUPCOUNTYGA.ORG

Thursday, February 9, 2017

10:00 AM

Commission Chambers

I. Call To Order

Chairman Charles Milligan called the meeting to order and asked staff to make any announcements. Senior Building Official Jay Anderson announces the next BOZA/PC meeting date, announced the BOC meeting that the cases would be heard and updated the board on decisions that had been made by the Troup County Board of Commissioners. County Planner, Tracie Hadaway, stated that there was a question about the motion made and vote taken at the December 2016 meeting on the KK&L Real Estate case. Ms. Hadaway stated that she would look at MinuteTraQ to make sure that the proper vote was registered.

Attendee Name	Title	Status	Arrived
Sandy Winslow	Board Member	Present	
Ashley McCoy	Board Member	Present	
Kristi Hacker	Board Member	Present	
Vanessa Griggs	Board Member	Absent	
Robert Petry	Board Member	Present	
Charles Milligan	Board Member	Present	

II. Approve the Final Agenda

III. Approve Minutes of Last Meeting

1. **Board of Zoning Appeals & Planning Commission - Regular Meeting - Jan 12, 2017 10:00 AM**

The BOZA/PC approved the final agenda and minutes as submitted.

RESULT: ACCEPTED [4 TO 0]
MOVER: Sandy Winslow, Board Member
SECONDER: Ashley McCoy, Board Member
AYES: Winslow, McCoy, Hacker, Petry
ABSENT: Griggs
RECUSED: Milligan

IV. Rezoning

1. **Rezoning-Yates/Vaughn-New Franklin Road-APN:064-4-000-034 2nd Reading - Vote Eligible**

Senior Building Official, Jay Anderson presented the case and read the staff analysis. Chairman Milligan asked if the board had any questions. Mr. Petry asked about permitted uses allowed in a GC zoning district. Mr. Anderson listed a few establishments that could locate on a General Commercial parcel. Ms. Kristi Hacker wanted clarification of the parcel split and Mr. Sandy Winslow inquired about the Character Area Map. Chairman Milligan opened the public hearing and asked for any persons in favor or in opposition to speak. Mr. Henry Turner, 164 Hogan Road, addressed the board to speak in opposition. He stated that his concerns involved Hogan Road being narrow and a dead-end road, the location of a well and septic tank on the parcel, the topography, the streams in the area (possible contamination) and the entrance and exit off of New Franklin Road. Mr. Winslow asked County Engineer about the capacity of Hogan Road. Mr. Emery stated that the first portion of the road was upgraded when DOT widened US 27 and added a decel lane. He stated that the parcel could handle a commercial use but that the discussion today was about the rezoning and that the parcel would be subject to site design review. Mr. Winslow inquired about the septic tank. Mr. Anderson stated that the Health Department had no issue with a septic tank and if a restaurant (or other high volume use) located at the site, then a commercial grade type septic system would need

to be used. Ms. Hacker inquired about the environmental impacts and traffic impacts especially regarding potential gas station locating on the site. Mr. Emery stated that the road would have to be able to handle the volume and that there are permits that would need to be obtained based on the use of the property. Mr. Anderson listed several agencies and regulations that would be involved in the permitting phase of the development. Ms. Michelle Harrison, 210 Hogan Road, approached the board and also stated her opposition. She agreed with all that Mr. Turner stated and also stated that she enjoyed the rural aspect of the area. Mr. Ben Yates, representing the property owner, approached the board to state that the parcel, once zoned for General Commercial use could be developed with any of the permitted uses. He stated that General Commercial zoning would be consistent with the Troup County Future Development Map, that DOT added a decel lane and that a four way stop was at the intersection. He stated that most of the concerns would be addressed in the permitting phase and that buffers would be required. Chairman Milligan asked if there were any other questions or comments from the public. There were none. Chairman Milligan asked for a motion. The BOZA/PC voted to recommend approval of this rezoning request.

RESULT: **APPROVED [3 TO 1]**
MOVER: Sandy Winslow, Board Member
SECONDER: Robert Petry, Board Member
AYES: Winslow, McCoy, Petry
NAYS: Hacker
ABSENT: Griggs
RECUSED: Milligan

V. Special Uses

VI. Manufactured Home Placement

VII. Variances

VIII. Subdivisions

IX. Quaility Development Corridor Approval

X. Home Occupation

XI. Adjourn

Attest: _____