



MINUTES
REGULAR MEETING
BOARD OF ZONING APPEALS & PLANNING COMMISSION

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Thursday, January 11, 2018

10:00 AM

Commission Chambers

I. Call To Order

Attendee Name	Title	Status	Arrived
Sandy Winslow	Board Member	Present	
Ashley McCoy	Board Member	Present	
Kristi Hacker	Board Member	Present	
Vanessa Griggs	Board Member	Present	
Robert Petry	Board Member	Present	
Charles Milligan	Board Member	Present	
Mike Angstadt	Board Member	Absent	
James Thraikill	Board Member	Present	
Hilda Railey	Board Member	Present	

Chairperson Charles Milligan called the meeting to order and asked the staff for any announcements. Mr. Jay Anderson, Chief Building Official, informed the board of the recent Board of Commissioners decisions. Ms. Tracie Hadaway informed the BOZA/PC that according to the by-laws, the election of officers will take place next January. She reminded the board that the officers serve two years and the Chairperson is not eligible for a successive term. Ms. Hadaway then read the public hearing procedures.

II. Approve the Final Agenda

III. Approve Minutes of Last Meeting

1. Board of Zoning Appeals & Planning Commission - Regular Meeting - Dec 14, 2017 10:00 AM

The Board of Zoning Appeals/Planning Commission approved the final agenda and minutes as submitted.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Sandy Winslow, Board Member
SECONDER: James Thraikill, Board Member
AYES: Winslow, McCoy, Hacker, Griggs, Petry, Milligan, Thraikill, Railey
ABSENT: Angstadt

IV. Rezoning

1. Text Amendment- Troup County Zoning Ordinance (Min. Standards) - (2nd Reading - Vote Eligible)

County Planner, Tracie Hadaway presented the proposed text amendments to the zoning ordinance. Mr. Sandy Winslow made the motion to open the public hearing, the motion was seconded by Mrs. Hilda Railey and the motion passed. During the public hearing there was discussion of the definition of personal care homes and general concerns with the definitions. Chairperson Milligan asked if there was anyone in attendance to speak in favor or in opposition to the amendments. Ms. Hadaway explained the concerns that had been raised by a potential operator/applicant for a personal care home. Mr. Anderson had distributed emails that had been received to question the special use process required for personal care homes. There was no one in attendance to speak in favor or in opposition to the text amendments. Mr. Winslow made a motion to close the public hearing, seconded by Mrs. Hacker and the motion passed. Mrs. Krist Hacker stated that she had concerns over the definition of personal care homes and she made a motion to table the proposed text amendments until she had a chance to review them further. The motion died from lack of a second. Mr. Winslow made the motion to recommend approval to the Board of

Commissioners based on staff and county attorney review. The motion was seconded by Mrs. Ashley McCoy and the motion passed.

- RESULT:** APPROVED AS RECOMMENDED [7 TO 1]
- MOVER:** Sandy Winslow, Board Member
- SECONDER:** Ashley McCoy, Board Member
- AYES:** Winslow, McCoy, Griggs, Petry, Milligan, Thraikill, Railey
- NAYS:** Hacker
- ABSENT:** Angstadt

V. Special Uses

VI. Manufactured Home Placement

1. **MHU Placement - Raymond Hall - 1160 Baughs Cross Road (APN#057-0-000-046) (1st Reading - Vote Eligible)**

Chief Building Official presented the application and read the staff report. Anderson informed the board that the applicant, an elderly man, was currently in intensive care and his family was with him. Due to the medical emergency, there would be no one in attendance for the applicant. Mr. Anderson stated that the applicant's home was in a state of disrepair and there was a need to get him more suitable housing. Mr. Sandy Winslow asked if there had been proper posting and notification regarding the case. Mr. Anderson affirmed that all procedures had been followed and that staff had received no comments. The public hearing was opened and no one was in attendance to speak in favor or in opposition to the request. Mrs. McCoy made the motion to recommend approval of the MHU placement request, the motion was seconded and passed.

- RESULT:** APPROVED AS RECOMMENDED [UNANIMOUS]
- MOVER:** Ashley McCoy, Board Member
- SECONDER:** Hilda Railey, Board Member
- AYES:** Winslow, McCoy, Hacker, Griggs, Petry, Milligan, Thraikill, Railey
- ABSENT:** Angstadt

VII. Variances

1. **Special Exception Variance - Perry G. Moore - 44 Maley Road (APN#080-4-001-013)**

Chief Building Official, Jay Anderson, presented the application and staff report. Mr. Petry made a motion to enter into public hearing, seconded by Mrs. Railey and the motion passed. Mr. Winslow asked questions about the side yard setback and the requested variance difference. The applicant's daughter stated that they wanted to get the house rebuilt so that her father could move back in the home. There was no one else in attendance to speak in favor or in opposition to the request. Mr. Petry made the motion to close the public hearing, seconded by Mrs. Hacker and the motion passed. There was no further discussion. A motion was made by Mr. Petry to approve the variance request, the motion was seconded by Mr. Thraikill and the motion passed.

- RESULT:** APPROVED [UNANIMOUS]
- MOVER:** Robert Petry, Board Member
- SECONDER:** James Thraikill, Board Member
- AYES:** Winslow, McCoy, Hacker, Griggs, Petry, Milligan, Thraikill, Railey
- ABSENT:** Angstadt

VIII. Subdivisions

IX. Quaility Development Corridor Approval

X. Home Occupation

1. Home Occupation - Vanessa & Jose Alfaro - 163 Leonard Road (APN#048-0-000-027) (1st Reading - Vote Eligible)

Chief Building Official, Jay Anderson, read the application and staff report. He stated that staff had had one phone call in opposition to the request and reminded the board that a petition in opposition had been submitted. Mr. Sandy Winslow made the motion to open the public hearing, seconded by Mrs. Railey and the motion passed. There were general questions from the board regarding enforcement issues and the pole barn. The applicant, Jose Alfaro, stated that he lives at this property and the business is currently in Meriwether County. He stated that the equipment is located in the pole barn, delivery primarily goes off-site and that he has eight employees that will be coming to the property. Mr. Milligan asked if there was any opposition. Mr. Ronnie Dodson, 2848 Youngs Mill Road, came to the podium and stated that he represented the opposition. He submitted a revised petition with additional names. He stated that the concerns were the additional commercial traffic on Leonard Road. It was stated that Leonard Road was very curvy and hilly. Other concerns were irregular hours of operation and the noise. The applicant presented a rebuttal. Mrs. Ashley McCoy made the motion to close the public hearing, seconded by Mrs. Hilda Railey and the motion passed. Mrs. Ashley McCoy made the motion to recommend denial of the home occupation, the motion was seconded by Mr. Jamie Thrailkill and the motion passed.

- RESULT:** DENIED [7 TO 0]
- MOVER:** Ashley McCoy, Board Member
- SECONDER:** James Thrailkill, Board Member
- AYES:** McCoy, Hacker, Griggs, Petry, Milligan, Thrailkill, Railey
- ABSTAIN:** Winslow
- ABSENT:** Angstadt

XI. Adjourn

Attest: _____