



MINUTES
REGULAR MEETING
BOARD OF ZONING APPEALS & PLANNING COMMISSION

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Thursday, May 10, 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		Present	
Mike Angstadt	Board Member	Absent	
James Thrailkill	Board Member	Present	
Hilda Railey	Board Member	Absent	

Chairperson Charles Milligan called the meeting to order and asked the staff for any announcements. Mr. Jay Anderson, Chief Building Official, announced the upcoming BOZAPC meeting schedule and updated the BOZAPC of the recent Board of Commissioner decisions for previous cases. Ms. Tracie Hadaway 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 - Apr 12, 2018 10:00 AM**

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

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

IV. Manufactured Home Placement

1. **MHU Placement - Jerry & Denise Ivey - 332 Hines Road (APN#027-2-000-036) 2nd Reading - Vote Eligible**

Chief Building Official read the application for a MHU placement at 332 Hines Road. He informed the board that this was a legal nonconforming lot and that the Health Department is aware of the application. The applicant was present but did not speak regarding the application. The BOZA/PC voted unanimously to recommend approval (with the conditions stated in the staff report) of the MHU to the Board of Commissioners with a 7-0 vote.

RESULT: APPROVED AND REFERRED TO BOC [UNANIMOUS]
MOVER: Ashley McCoy, Board Member
SECONDER: Robert Petry, Board Member
AYES: Winslow, McCoy, Hacker, Griggs, Petry, Milligan, Thrailkill
ABSENT: Angstadt, Railey

2. MHU Placement - Patricia Hobbs - Flat Shoals Church Road (APN#034-0-000-027A) 2nd Reading - Vote Eligible

Chief Building Official read the application for MHU placement on Flat Shoals Church Road. There was questions regarding the placement on the property. Mr. Anderson stated that it would have to meet the setback requirements for the zoning district. The applicant, Patricia Hobbs, spoke regarding the application and stated that the home would be located in the middle of the pasture. There were two people present in opposition. Mr. Mark Gamble, 1512 Dennis Smith Road, stated that the concern was over property values and square footage. Ms. Tiffany Genes, Flat Shoals Creek Road, stated that she had concerns about the property values as well. Mr. Petry asked the staff about the market study that had been completed of housing values and square footage in the area. The BOZA/PC voted unanimously to recommend approval (with the conditions stated in the staff report) of the MHU placement with a 7-0 vote.

RESULT: APPROVED AND REFERRED TO BOC [UNANIMOUS]
MOVER: Ashley McCoy, Board Member
SECONDER: Kristi Hacker, Board Member
AYES: Winslow, McCoy, Hacker, Griggs, Petry, Milligan, Thrailkill
ABSENT: Angstadt, Railey

V. Rezoning

1. Rezoning-Cooley and Cox-328 Cooley Rd-APN:051-1C-003-006 2nd Reading - Vote Eligible

Ms. Tracie Hadaway, Troup County Planner, presented the rezoning application request and explained how the applicant (potential buyer) had withdrawn the application, but the property owner wanted to continue with the rezoning request for General Commercial (GC).

Ms. Tracie Hadaway presented the staff report with the 6 zoning standards.

The Board opened the Public Hearing (Rob Petry / Ashley McCoy).

Mr. Barry Cooley, property owner, spoke in favor of the rezoning request and there was no opposition.

The Board closed the Public Hearing (Sandy Winslow / Rob Petry).

BOZAPC voted unanimously (7-0) to APPROVE the rezoning request for General Commercial (GC).

RESULT: APPROVED [UNANIMOUS]
MOVER: Sandy Winslow, Board Member
SECONDER: Robert Petry, Board Member
AYES: Winslow, McCoy, Hacker, Griggs, Petry, Milligan, Thrailkill
ABSENT: Angstadt, Railey

2. Rezoning-Nadia Adams-284 Glover Rd-APN: 024-1B-000-006 2nd Reading - Vote Eligible

Ms. Tracie Hadaway, Troup County Planner, presented the rezoning application request and the staff report with the 6 zoning standards.

The Board opened the Public Hearing (Jaime Thrailkill / Sandy Winslow).

The applicant was present at the meeting but did not address the Board, and there was no opposition to the rezoning application request.

The Board closed the Public Hearing (Sandy Winslow / Ashley McCoy).

BOZAPC voted unanimously (7-0) to APPROVE the rezoning to Agricultural-Residential (AGR).

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

3. Rezoning(1)-Stone-3278 Mooty Bridge Rd.-APN: 068-4-000-115(portion) 2nd Reading - Vote Eligible

Ms. Tracie Hadaway, Troup County Planner, presented the rezoning application and the staff report with the 6 zoning standards.

Ms. Hadaway stated that the subject property was located in the Ground Water Recharge Area and must also comply with QDC regulations for future development.

Ms. Hadaway explained how the applicant was requesting a 5.9 acre section of the subject property (see proposed survey/layout in the staff report) to be rezoned to General Commercial (GC).

Mr. James Emery, Troup County Engineer, commented about safety concerns with the intersection of Wares Cross Road and Mooty Bridge Road. He stated that GDOT was considering potential improvements to the intersection.

The Board opened the Public Hearing (Sandy Winslow / Jaime Thrailkill).

There were no comments made in favor of the rezoning request and no comments against the rezoning request.

The Board closed the Public Hearing (Ashley McCoy / Sandy Winslow).

BOZAPC voted unanimously (7-0) to APPROVE the rezoning of a 5.9 acre section of the subject property (see proposed survey/layout in the staff report) to Neighborhood Commercial (NHC).

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

4. Rezoning(2)-Stone-3278 Mooty Bridge Rd.-APN:068-4-000-115(portion) 2nd Reading - Vote Eligible

Ms. Vanessa Griggs left the BOZAPC meeting prior to this agenda item.

Ms. Tracie Hadaway presented the rezoning application request and the staff report with the 6 zoning standards.

Ms. Hadaway discussed concerns with the ground water recharge area (1.05 acre minimum lot sizes) and the increased density of septic tank systems.

Ms. Hadaway also discussed the reasons for changing some of the minimum lot size requirements prior to the 2008 zoning update and stated that the current Lakeside Residential (LR) zoning classification still allows residential subdivision development with 2 acre minimums.

Mr. Sandy Winslow stated that Troup Counties lack of public water service and/or lack of public sewer service is dictating too large of lot sizes (per the Troup County Zoning Ordinance), which is increasing the cost of new developments too high for the current market rate price points.

The Board opened the Public Hearing (Sandy Winslow / Jaime Thrailkill).

Mr. Ted Alford, resident of Mooty Bridge Road, expressed his concerns about house price values, too many septic tanks, storm water drainage, and the intersection of Mooty Bridge Road / Wares Cross Road.

Mr. Bryan Stone, applicant, explained that the proposed subdivision had a maximum of 23 single family homes ranging from \$230,000 to \$280,000 homes, the proposed entrance would have a deceleration lane, and public water service. He also explained the proposed subdivision will comply with all code requirements for driveway design, intersection design, storm water runoff, and individual septic tank systems.

Mr. Robert Morris, resident of Wares Cross Road, expressed his concerns about storm water runoff, drainage, site distance, and the intersection of Mooty Bridge Road / Wares Cross Road.

Ms. Angie Barnes, resident of Wares Cross Road, expressed her concerns about property values, lot sizes, water quality, and road safety.

The Board closed the Public Hearing (Kristi Hacker / Rob Petry).

A motion to deny the rezoning application was made by Mr. Rob Petry with a second by Mr. Jaime Thrailkill, but the motion to deny the application failed with a 2-4 vote against the motion.

Then, BOZAPC voted to APPROVE the rezoning to SFMD (option A) with a 4-2 vote in favor.

RESULT:	APPROVED [4 TO 2]
MOVER:	Sandy Winslow, Board Member
SECONDER:	Ashley McCoy, Board Member
AYES:	Winslow, McCoy, Hacker, Milligan
NAYS:	Petry, Thrailkill
ABSENT:	Griggs, Angstadt, Railey

VI. Special Uses

VII. Variances

VIII. Subdivisions

IX. Quaility Development Corridor Approval

1. **QDC Site Plan - Banner Buildings of LaGrange / Jon Haralson - 328 Cooley Road (APN#051-1C-003-006/007)**

Chief Building Official Jay Anderson informed the BOZA/PC that the QDC application had requested that it be withdrawn from consideration. The board voted to allow the application to be withdrawn.

RESULT: APPLICATION WITHDRAWN [0 TO 6]
MOVER: Ashley McCoy, Board Member
SECONDER: Kristi Hacker, Board Member
NAYS: Winslow, McCoy, Hacker, Petry, Milligan, Thraikill
ABSENT: Griggs, Angstadt, Railey

X. Home Occupation

1. Rural Home Occupation - Nadia Adams - 284 Glover Road (APN#024-1B-000-006)

Chief Building Official Jay Anderson read the application regarding the request for a Rural Home Occupation to operate a dog kennel at this address. Mr. Anderson stated that he had received one phone call but no opposition. Anderson stated that the applicant would be required to follow the Supplemental Regulations regarding Dog Breeding Kennels that are in the Troup County Zoning Ordinance. The board asked if puppies counted as part of the 10 dog limit. It was determined that puppies were temporary and would not be counted. The applicant stated that she was the only employee. The BOZA/PC unanimously approved (6-0) the Home Occupation with conditions as outlined in the staff report.

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

XI. Adjourn

A. Discuss BOZAPC Meeting Schedule & other necessary topics.

The BOZA/PC discussed moving the meeting to the third Thursday of the month so as not to conflict with the Board of Commissioner's Work Session.

Attest: _____