

PLANNING AND ZONING COMMISSION
Winterville City Hall
Winterville, GA 30683
Public Hearing & Regular Meeting Minutes
August 6, 2018 – 5:30 pm

Members Present: George Chandler, Chair
Linda Reynolds
Ronald Jones
Bob White
Diana Hartle - (Was unable to attend.)
Randy Gordon – Code Enforcement Officer

Public Hearing

In accordance with the requirements of O.C.G.A. 36-66-1 the “Zoning Procedures Law,” the Planning and Zoning Commission of the City of Winterville, Georgia held a Public Hearing on August 6, 2018 at 5:30 pm at Winterville City Hall, 125 N Church Street, in Winterville. The purpose of the Public Hearing is to receive public input and to make a recommendation to the Winterville Mayor and City Council for the rezoning of property located at 370 Athens Road, County Parcel # 283A1 A005 from Professional Limited Commercial Zone to Commercial Zone. All interested parties wishing to address the Planning and Zoning Commission about the proposed amendment signed up to speak in advance of the hearing.

Chairman Chandler opened the Public Hearing at 5:30 pm.

Rob McNiff, Owner of the property 370 Athens Road, who previously submitted the Rezone Application, addressed the Committee. He gave a brief history of the property and his reason for the request for a rezone. His reason for the request is prompted by his desire to sell the property to Joe Casio, who wishes to open a catering kitchen business in the building.

Joe Casio, prospective purchaser, 370 Athens Road, addressed the Committee and the attending public his plans for the building as a business. He also submitted a sight plan during the meeting.

Brent English, Contractor for Mr. Casio, 152 Weatherly Woods Circle, Winterville, spoke on behalf of Mr. Casio’s plans for renovation of the structure. Mr. English is in favor.

Jason Carey, 329 Gordon Circle, Addressed the Committee and is not in favor due to the increase in traffic, noise, light pollution and the possibility of alcohol being served as a business/restaurant. He is also concerned about the location of the dumpster in relation to his home and any odors a seafood establish will create.

Hali Serrian, 390 Gordon Circle, has similar concerns as Jason Carey but is not opposed to a small quiet business that is respectful to neighbors.

Bryan Vaughn, Owner of Main Street Garage. He understands both sides. He likes the strict standards of Winterville. That corridor of Athens Road would need to change at some point to accommodate

more businesses. If it remains rental property, issues would arise as they already have as lower rent property. He also addressed the Fite property issues. Mr. Vaughn is in favor of the rezoning.

Beth Carey, 329 Gordon Circle, is opposed to the rezone.

A copy of the public sign-in sheets are attached.

The following individuals had submitted written statements which were read aloud, for the public and into the record, by Chairman Chandler. A copy of which are attached.

Jerry Mitchell, 111 Carney Lake Road, emailed a statement, attached, who is opposed to the rezone.

Randall J. Deshaw, submitted a handwritten note in favor of the rezone.

Timothy Pierce-Tomlin emailed a statement, attached who is opposed to the rezone.

Chairman Chandler closed the Public Hearing at 6:03 pm.

Regular Meeting

Chairman Chandler called the Meeting to order at 6:03 pm.

Approval of minutes: Member Reynolds moved to approve minutes of the Regular Meeting of Monday July 2, 2018, seconded by Member Jones. All votes were in favor and the minutes were approved.

I. OLD BUSINESS:

II. NEW BUSINESS:

1. Chairman Chandler stated this item should be tabled for further information and once reviewed will be recommended to Mayor and City Council for approval or denial. Information requested will include: front and side elevation including the walk-in freezer, basic dimensions, parking surface, sewer recommendations/regulations, and any information that may be pertinent.
2. Deaneer Rutland has inquired, but not in writing, about opening a second group home to be located on Gordon Circle. Member White moved to deny any request set forth, as this type home is not allowed in a residential zone. The motion was seconded by Member Reynolds. All votes were denial.
3. Brenda Parrish, 295 Gordon Circle, had purchased and placed on her property a pre-fab accessory building prior to obtaining a zoning permit as noted by Code Enforcement Officer, Randy Gordon. Ms. Parrish applied for the permit after the fact. Mr. Gordon noted that there was a cable preventing the placement of the building in the rear of the yard. Member Jones moved to deny the application as presented pending she make an appeal to her neighbors and Officer Gordon to speak with her further recommendations. The motion was seconded by Member White. All votes were denial.
4. Gwen Barnett, 100 Winter Hill Drive, submitted a zoning permit application for an accessory building. Member White visited the site and moved to approve as presented. The motion was seconded by Member Reynolds. All votes were in favor.

5. C. J. Hall, One Stop Wheels, Tires and More, 301 Athens Road, had inquired but not in writing, regarding putting up a metal carport type shelter for washing cars under. There may be a possible allowance for such if it is in the rear of the building. Member White moved to table this item for further discussion. The motion was seconded by Member Jones. All votes were in favor to table.
6. Charley and Kim Burch, 248 Robert Hardeman Road, submitted a zoning application for an addition to an existing pole barn. Member White moved to approve as presented. The motion was seconded by Member Jones. All votes were in favor.
7. J.W. York Homes had submitted a Zoning Application for Lot 38, Winterville Station. Member Jones moved to approve pending a site visit by Member White. The motion was seconded by Member White. All votes were in favor.

Having no other business to discuss the meeting adjourned at 7:00 pm.

Respectfully,
Wendy L. Bond
Recording Secretary