

PLANNING AND ZONING COMMISSION
Winterville City Hall
Winterville, GA 30683
Regular Meeting
September 5, 2018 – 5:30 pm

Members Present: George Chandler, Chair
Linda Reynolds
Ronald Jones
Diana Hartle
Bob White

Regular Meeting

Chairman Chandler called the Meeting to order at 5:30 pm.

Chairman Chandler made a statement regarding this meeting to the fact it was not a Public Hearing and that the Public Hearing was last month at the previous meeting of August 6, 2018 regarding the rezoning of 370 Athens Road. This is a regular meeting of P&Z Meeting. Not everyone would be satisfied regarding the outcome of the meeting. A recommendation will be made to Mayor and City Council. Questions may be taken during the meeting.

Approval of minutes: Member White moved to approve minutes of the Regular Meeting of Monday August 6, 2018, seconded by Member Jones. All votes were in favor and the minutes were approved.

I. OLD BUSINESS:

Rezoning of 370 Athens Road – Rob McNiff (Winterville Property LLC)

The P&Z Committee had tabled their action from the previous meeting on August 6, 2018 after holding the Public Hearing prior to the meeting. At the end of the Public Hearing, Planning & Zoning had the full right and authority to have made a recommendation to approve, deny or approve with conditions. This action was tabled pending information that had been since presented to the Committee. Chairman Chandler read an excerpt from the adopted 2018 Comprehensive Plan regarding the study of the Five Points area of Winterville and how it relates to this application for rezone. Chairman Chandler called for a discussion.

Member White moved to approve the rezone request. Member Hartle seconded the motion and requested to add conditions to the approval. Member White accepted the amendment to his motion for the inclusion of conditions.

The conditions are as follows:

- 1) Front and side elevations of the building are to be built in accordance with the elevations submitted. (Exhibit 1)
- 2) The site will be developed in accordance to the submitted site plan and amended to remove the dumpster location and use roll carts in lieu of a dumpster. (Exhibit 2)
- 3) An eight foot privacy fence to be installed around the back yard. To meet all Health Department requirements as listed. (Exhibit 3)
- 4) Hours of operation are limited to 7:00 am – 11:00 pm. (verbal commitment per Mrs. Cascio.)

Member White moved to approve the rezoning request with the conditions outlined above and to forward to the Mayor and City Council the recommendation of Planning and Zoning for approval with conditions as outlined above. The motion was seconded by Member Hartle. All votes were in favor. Final decision will be made by Mayor and Council.

II. NEW BUSINESS:

1. Brenda Parrish, 295 Gordon Circle, had submitted a building permit application for an accessory building. Due to low cable in the yard of her home the building had to be placed in front of the property. Mrs. Parrish submitted a signed affidavit by her neighbor/adjoining property owner, David Hammond, who had no objection to the placement of the building, Member Jones moved to approve as submitted. The motion was seconded by Member Reynolds. All votes were in favor.
2. Barry Scott, 140 South Main Street, submitted a building permit application for an accessory building. Having met all setbacks and requirements, member Hartle moved to approve as submitted. The motion was seconded by Member White. All votes were in favor.
3. Ray Woods had submitted a plat of the Dawson Property located at the end of Suddeth Street. It is a family land swap of 3.0 acres. This is not a subdivision plat. Member Reynolds moved to approve as presented. The motion was seconded by Member White. All votes were in favor.
4. Chairman Chandler and Member White had met with a realtor, previously, regarding property located on Cherokee Trail several times. Member White moved to approve the subdivision of the property, 2.6 acres divided into 2 lots of 1.6 and 1 acres, pending a site visit review and it is in compliance with the Minor Subdivision conditions. The motion was seconded by Member Hartle. All votes were in favor.

Having no other business to discuss the meeting adjourned at 6:28 pm.

Respectfully,
Wendy L. Bond
Recording Secretary