



MAYOR

Linda Blechinger

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CITY COUNCIL

Peggy J. Langley

Robert L. Vogel III

Bill Ackworth

Jay L. Riemenschneider

PLANNING COMMISSION

Kim Skriba, Vice Chair

Sandy Wilson, Secretary

Carolyn Wade

Rhonda Kondo

Kevin Camon

MINUTES

AUGUST 18, 2021 @ 6:00 pm

MEMBERS PRESENT

Kim Skriba, Carolyn Wade, Sandy Wilson, Kevin Camon

Staff: Jay Miller, Jack Wilson PC

CALL TO ORDER

6:00 PM

OLD BUSINESS

1. APPROVAL OF MINUTES FROM JULY 21, 2021.

PC ACTION: APPROVED

WADE: YES (MOTION)

WILSON: YES (SECOND)

KONDO: ABSENT

CAMON: YES

NEW BUSINESS

2. ANNEXATION AND REZONING: TAX PARCELS XX049 011 & X049 012; 98.18 ACRES; 277 CARL- CEDAR HILL RD; PROPOSED ZONING OF PSV.

Jay Miller presented the case.

Kim Skriba opened the case for citizen comments.

Craig Camp; 383 Carl Cedar Hill Rd; spoke on the proposed traffic improvements and asked whether there would be a comprehensive traffic study. Asked whether the school board has approved the project.

Shane Lanham: 1550 North Brown Road, Lawrenceville, GA: Mr. Lanham offered his rebuttal. The applicant would agree to conditions to limit impacts to the traffic. The applicant will submit a full comprehensive traffic study prior to land disturbance.

Sandy Wilson asked whether the density of the project at 3 houses per acre was set in stone, because the area around the site is less dense.

Mr. Lanham stated that they respectfully request that unit count and that the density fits in with

the zoning. That density is a very common development and helps offset the development costs and spread the costs across the lots. The applicant would agree to make the streets private and spread those costs across the number of homeowners.

Mr. Camon asked whether there was only one entrance.

Mr. Lanham: Yes, one entrance that aligns with Bill Robinson Road.

Ms. Wade asked whether a fence could be placed along the adjacent property.

Mr. Lanham explained the challenges of installing a fence along that property line.

Ms. Wade asked whether there would be enough vegetative buffer.

Mr. Lanham agreed that there will be sufficient buffering. Spoke on concerns about the adjacent agricultural operations. Agreed to add a note on the final plat that makes homebuyers aware that they are moving adjacent to agricultural operations.

Ms. Wade asked whether they could come back at a later date with legal action against the farm owners.

Mr. Lanham explained that the final plat is recorded at the court house permanently.

PC ACTION: APPROVED WITH STAFF RECOMMENDED CONDITIONS

WADE: YES

WILSON: YES (SECOND)

KONDO: ABSENT

CAMON: YES (MOTION)

**CITIZEN COMMENTS
ANNOUNCEMENTS
ADJOURNMENT**

PC ACTION: ADJOURNED

WADE: YES

WILSON: YES (SECOND)

KONDO: ABSENT

CAMON: YES (MOTION)

6:30 PM

Kim Skriba, Vice Chair: _____ Date: _____

Sandy Wilson, Secretary: _____ Date: _____