



Mayor

Richard E. Roquemore

City Council

Robert L. Vogel III

Taylor Sisk

Jamie Bradley

Joshua Rowan

City Administrator

Michael E. Parks

Planning & Zoning
Commission Meeting
Minutes
August 20, 2025

1. Call to Order:

- The meeting was called to order by Chairwoman Skriba at 6:00 PM.
- **Members Present:** Bo Bland, Rob Yoe, Sylvia Barber, Carolyn Wade, Kimberly Skriba

2. Approval of Agenda:

- Chairwoman Skriba entertained a motion to approve the meeting agenda.
- **Motion:** Commissioner Bland, 2nd by Commissioner Yoe
- **Vote:** All in favor. Motion approved and carried.

3. Approval of Minutes (July 23, 2025):

- Chairwoman Skriba entertained a motion to approve the minutes from the July 23, 2025, meeting.
- **Motion:** Commissioner Bland made the motion to approve the minutes.
- **Seconded** by Commissioner Barber
- **Vote:** All in favor. Motion approved.

4. New Business:

Motion to open Public Hearing

Motion: made by Commissioner Yoe, Seconded by Commissioner Bland, motion approved

Case RZ25-0001: Cornerstone Home Builders, LLC The Planning and Zoning Commission held a public hearing for a petition to rezone Tax Map Parcels AU05018 and AU05019 from **Agricultural (AG)** to **Planned Unit Development (PUD)**. The request was to construct a 40-lot single-family residential subdivision.

The primary points of discussion were:

- **Second Entrance:** Commissioners expressed concerns regarding safety and emergency access at the single entrance on Apalachee Church Road and recommended a second entrance on McCully Drive.

- **Landscape Buffer:** The applicant requested a reduction of the 10-foot landscape buffer to 5 feet, with the addition of a privacy fence. Commissioners were concerned that this would set a negative precedent.
- **Traffic and Sewer:** Concerns were raised about future traffic from nearby developments and the existing sewer capacity issues in Barrow County. The applicant clarified that a traffic study was not required for this number of units and that their project had a vested agreement for sewer connections.

Commission Recommendation

A motion was approved to recommend approval of the rezoning application to the mayor and city council, subject to two specific conditions:

1. A **second entrance** must be added on McCully Drive.
2. The **10-foot landscape buffer** must be maintained with no reduction.