

8/23/2018

Planning Commission Meeting

City Hall
Council
Chambers

Members Present: Chairman-Hugh Wilkerson, Vice-Chair Michelle West, Joe Gennusa, Emil Powella, AJ Passman

Members Absent: None **Quorum Present:** Yes.

Staff Members Present: Joellen Wilson –City Planner

Work Session: Yes.

- I. **Call to Order:** 7:34 PM by Hugh Wilkerson, Chairman.
- II. **Approval of Agenda:** Motion by Powella. Second by Gennusa. All for.
- III. **Approval of Mtg. Minutes March 22, 2018:** Motion by Powella. Second by Gennusa. All for.
- IV. **Old Business:** None
- V. **New Business:**

RZ-2018-02. Application of Thomas Mitchell Sr. for a rezoning from CB, Commercial Business to IA, Industrial Activity for use as auto service center including repair, tow and wrecker business and impound lot at 313 Luxomni Rd., District 6, Land Lots 150, Parcels 004, containing 3.79± acres.

Staff presented zoning and development history, applicant's intent to remain on site and monitor tenant operations, and analysis of zoning request with respect to Article 6 and 7 of Zoning Ordinance and typical conditions for such uses in CB w/SUP within US 29 Overlay and otherwise as IA. In consideration of adjacent zoning, surrounding uses, and existing site conditions, staff recommended approval with conditions enumerated in Exhibit A of the Staff Report. In response to Planning Commission request, staff also described other potential IA uses that might operate at this location if rezoned; and discussed supplemental conditions that could be applied to new uses not included in the application.

No public comments were received.

Applicant was given opportunity to review proposed conditions. He questioned requirement for fencing surrounding the impound lot, noting natural buffers that limit visibility and slopes that limit access and the area that can be used for short term storage. He addressed questions from Planning Commission regarding the condition of existing security fence, how he intends to comply with conditions and site maintenance. Applicant also presented supplemental information regarding an agreement with 3rd party to remove cars from the lot after 90 days to be auctioned in another location. He stated he intends to continue using the building, but with CB zoning he's been unsuccessful trying to sell the property, and with IA there may be more potential buyers/users.

Motion by Gennusa to **approve RZ-2018-02 with Conditions** to allow IA (Industrial Activity) zoning for auto service center including repair, tow and wrecker business, and impound lot. Second by Powella _____. All voted for.

VI. Adjournment: Motion to adjourn by Powella. Seconded by Gennusa _____. All voted for. Meeting was adjourned at approximately 8:17 PM.

Hugh Wilkerson, Planning Commission Chair



August 23, 2018

To Whom It May Concern;

GCAA is working in conjunction with both Autorama and CNC Auto center so that once a car is ready and cleared to be released GCAA will come pick up the car and store it on the auction facility till CNC has enough cars to have a sale. GCAA will store their cars after the release so there will be no cars over the 90-day period unless unforeseen circumstance have taken place.

If you have any questions or concerns, please contact Angie Lunsford 706-654-8891 our sales representative

Thank you

Georgia Carolina Auto Auction

Sebastian Jung