



City of Hogansville Planning & Zoning Commission Minutes

Thursday, March 15, 2018 at 5:30 pm

Chairperson: *Ricky Thrash 2020*

Board Member: *Mary Margaret Ware 2020* **Board Member:** *Carol Smith 2019*

Board Member: *Carolena Lynch 2019* **Board Member:** *Gayle Devereaux 2019*

Present: Ricky Thrash, Chair
 Gail Devereaux
 Carol Smith
 Mary Margaret Ware

Also Present: David Milliron, City Manager
 Lynne Miller, Community Development Director

Absent: Board Member Carolena Lynch

The meeting was called to order at 5:30 pm by Planning and Zoning Commission Chair Ricky Thrash, who then gave an invocation and led the Pledge of Allegiance.

Upon motion by Board Member Mary Margaret Ware, seconded by Board Member Gayle Devereaux, the agenda for this meeting was unanimously approved.

Upon motion by Board Member Carol Smith, seconded by Board Member Mary Margaret Ware, minutes of the February 8, 2018 meeting were unanimously approved.

OLD BUSINESS

Development Permit for Truck Stop, P.S. Investment, Tax Map No. 0023 001014, 3.58 acres.

Jeff McLeod, President of Charter Southeast LLC, the General Contractor for this project, represented the owner P.S. Investment.

Mr. McLeod presented the "Truck Stop Sketch Plan," dated September 28, 2017. The Planning & Zoning Commission had copies of this plan from their previous meeting.

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Mr. McLeod explained that this plan is no longer for a truck stop (though it is titled “Truck Stop Sketch Plan”) The plan is for a convenience store that will have gasoline and diesel for autos, but is not intended for 18-wheelers, he said.

When asked about the “For Sale” sign at the property, Mr. McLeod replied that Mr. Paul Chouhan of P& S Investment is the owner, and the sign is probably an old sign that was not removed.

Board Member Ware remarked that although this plan is not intended for 18-wheelers, it has only one access point. Ms. Ware referenced a memorandum from Stanford Taylor of Georgia DOT to Lynne Miller on October 23, 2017, that said it would be in the best interest of this property and its immediate, adjacent neighbor to have a joint access arrangement due to limited frontage. (Copies of that GDOT memorandum and its attachments were then copied for Commission members and made a part of these minutes.)

Mr. McLeod acknowledged that GDOT will allow only one driveway in this vicinity, and that the owner could show a shared, joint access driveway on its plan.

Ms. Ware questioned whether there would be room for a joint access drive.

Mr. McLeod said that the owner had a plan drawn up showing a driveway easement.

Board Member Carol Smith asked if the applicant is required to go to GDOT first, before the Planning Commission reviews this development plan.

City Manager David Milliron replied that the City should approve a plan first, before the applicant takes the plan to GDOT. Mr. Milliron added that GDOT engineers are usually willing to meet with a City Manager or Public Works director early on, to make preliminary determinations. Mr. Milliron has not met with any GDOT Engineer on this project, he noted.

Mr. McLeod said that his Sketch Plan is a concept plan. If approved by the Planning & Zoning Commission, he will then take that plan to GDOT.

Board Member Smith questioned why this plan is still titled “Truck Stop.”

Mr. McLeod replied that he will remove that title.

Board Member Ware asked Mr. McLeod about the other design he mentioned that showed shared access drive.

Mr. McLeod replied that the owners had one that they circulated internally with Mr. Ken Gordon (previous owner).

Audience member Andres Weaver, who owns the adjacent property, said that a shared driveway would be insufficient. Mr. Weaver would need full access.

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Mr. Milliron asked if the setback variance for this property was for the truck stop specifically and not for the property, and whether the Commission had checked for a legal opinion from the City Attorney as to whether a variance can be used for a different use.

The Commission checked the September 2017 Planning & Zoning Minutes. Board Member Smith said that she had made the motion to approve the setback variance, and that she intended it for the property.

Mr. Milliron asked for a consensus of the Commission as to whether they meant for the variance to apply to the truck stop or to the parcel regardless of its specific commercial use.

Consensus was that the variance was intended for the parcel.

Mr. Milliron asked Mr. McLeod if the site plan shows the Type 3 Buffer required between dissimilar uses.

Mr. McLeod replied that this submittal is a Concept Plan, and the Type 3 Buffer would be shown later. After Planning & Zoning approval, Mr. McLeod said, he will go to Georgia DOT with detailed plans and then to the City for building permit review.

Board Member Smith said that this Development Plan does not provide enough information for Planning & Zoning review.

Mr. Milliron asked if the proposed convenience store would be in the correct zoning classification.

Community Development Director Lynne Miller said that yes, it would be.

Mr. Milliron explained that the Planning & Zoning Commission can attach recommendations and requests with its Development Plan approval, and this would become part of the record the owner submits to Georgia DOT for review. Georgia DOT will do what it wants, but the Planning & Zoning Commission meeting minutes would be forwarded to GDOT, and can include requests of GDOT.

Commissioner Devereaux said that if the Planning & Zoning Commission is including recommendations for GDOT consideration, that Bass Crossroads needs to be 4-laned with a stop light in this vicinity. That intersection is poorly lit and the nearby bridge needs repairs, she said.

Mr. Milliron said that the entire intersection is on GDOT's current Statewide Transportation Improvement Program (STIP) list, for future GDOT work.

Adjacent property owner Andres Weaver said that he's opposed to the proposed convenience store use, but if it goes forward, the site would need appropriate egress and ingress to and from the Interstate point of 100 and SR 54. An easement would need

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sufficient width to provide a general collector street for this area and not just a driveway, Mr. Weaver said.

Attorney Mack Reynolds, representing the adjacent owner, spoke next, saying that this “Truck Stop” plan is incomplete even for this Development Plan review, particularly since Mr. McLeod has stated that there is another plan circulating that shows an access easement. Mr. Reynolds also said that he feels the owner should get its GDOT permit first, before seeking any city approval. The surrounding 60 acre property is a “nice piece of property that would be impacted by this piece,” Mr. Reynolds contended.

Mr. Weaver said that he wants to work with P&S Investment, and tried to do so with help from the previous City Manager. The group had one meeting, but nobody returned with any proposals, Mr. Weaver said.

Board Member Ware asked Mr. Weaver if he has plans for his 60 acre site.

Mr. Weaver replied that he does have plans and has always thought this P&S Investment property should be part of it.

Board Member Devereaux asked Mr. McLeod if P&S Investment has met with the adjacent owners. Is there room for negotiation? Ms. Devereaux asked.

Mr. McLeod said yes, but at this point the owner is simply trying to find out if he can build something on the subject site.

Commission Chair Thrash said that Mr. McLeod has provided insufficient information for Planning & Zoning Commission review.

Mr. Milliron noted that the Commission previously granted a buffer. Now the owner is submitting for a convenience store rather than a truck stop. The owner appears to be “feeling the Commission out” to see if he can build there, Mr. Milliron suggested. This would be a great opportunity for the two properties to work together, he said. If you’re feeling us out now, Mr. Milliron asked, are you sure you want a convenience store there?

Mr. McLeod replied that yes, they want a convenience store there, but don’t want to spend \$30,000 on detailed planning if this is going to be denied.

Mr. Milliron said that detailed design is not required for Development Plan review.

Mr. McLeod asked if a revised submittal to Planning & Zoning Commission should show interparcel access, buffers and results of a meeting with the adjacent landowner.

Mr. Milliron offered to arrange and attend a site visit with Mr. McLeod, the adjacent property owner(s) and GDOT District Engineer. P&S could then build the results of that meeting into a revised plan, and when the owner is comfortable that he’s meeting all of the

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City zoning code on his plan, could then bring the revised development plan to the Planning & Zoning Commission, Mr. Milliron said.

Board Member Ware stated that Hogansville's land use regulations are intended to encourage sound and stable development, and that she doesn't see a convenience store in the middle of a surrounding 60 acre tract as meeting that standard. Ms. Ware suggested that all property owners there need to be planning together.

Board Member Devereaux noted that Newnan just announced a big development off Poplar Road that wouldn't work with a convenience store in it. Ms. Devereaux acknowledged that the P&Z Commission needs to consider the first applicant that comes to them, but it would be great if that applicant could work something out with its neighbors.

Board Member Smith advised Mr. McLeod to visit Summergrove Phase I in Newnan (near the Hospital), where there is a service station built into the residential subdivision.

There was no motion made on the development plan.

NEXT MEETING

The Hogansville Planning & Zoning Commission's next meeting will be Thursday, April 19, 2018, 5:30 pm at City Hall.

Known agenda items for this meeting will be:

- 1) Proposed cell tower ordinance. P&Z members have the City attorney's draft, and will be making a recommendation to the City Council at that April 19, 2018 meeting. The City's cell tower moratorium will expire June 30, 2018. There will be no specific cell tower applications to consider on April 19.
- 2) Huntcliff Subdivision – Phase II plans will return.

ADJOURNMENT

Upon motion by Board Member Devereaux, seconded by Board Member Ware, and with unanimous approval, the meeting was adjourned at 6:30 pm by Chairman Ricky Thrash.

Respectfully submitted,

Lynne S. Miller, AICP
Community Development Director