

**MAULDIN PLANNING COMMISSION
MINUTES
March 26, 2019 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen (Chair), Michael Forman, Elizabeth Wiygul, Raj Reddy, Dean Oang

MEMBERS ABSENT: Rachel Davis, Kaitlyn Woolard

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

FEBRUARY MEETING MINUTES

Ms. Wiygul moved to accept the February 5, 2019, Planning Commission minutes.

Mr. Oang seconded the motion.

The motion to accept the February 5, 2019, Planning Commission minutes passed by unanimous vote, 4-0. Mr. Forman abstained because he not present at the February 5 meeting.

Mr. Forman moved to accept the February 26, 2019, Planning Commission minutes.

Mr. Reddy seconded the motion.

Ms. Wiygul noted a spelling correction regarding her name.

The motion to accept the February 26, 2019, Planning Commission minutes passed by unanimous vote, 5-0.

NEW BUSINESS

Docket #: M-2019-07-PC, Rezoning along New Neely Ferry Road
Location: 208-216 New Neely Ferry Road
Request: Rezone from C-1 to R-M

Mr. Dyrhaug introduced an application to rezone three tracts of land entailing approximately 8 acres located along New Neely Ferry Road from C-1, Commercial, to R-M, Multi-family Residential.

Mr. Derrek Pulley, with Gray Engineering Consultants, introduced himself as a representative for the applicant. He presented additional information pertaining to the proposed development of this site.

Mr. Paulsen opened the floor for public comments. No comments were provided.

Mr. Dyrhaug presented staff's findings. Based on its findings, staff supports the applicant's request.

Members of the Planning Commission and staff discussed the following: (1) the summary of the neighborhood meeting; (2) the provision of a traffic study; (3) the size of the buffers for this development project; and (4) the value of new homes in this development.

Ms. Wiygul moved to recommend to City Council approval of this rezoning along New Neely Ferry Road.

Mr. Oang seconded the motion.

The motion to recommend approval of this rezoning along New Neely Ferry Road passed by unanimous vote, 5-0.

Docket #: M-2019-08-PC, Text Amendment for Nonconforming Storage Facilities
Request: Amend the Ordinance to conditionally allow for the expansion of nonconforming storage facilities

Mr. Dyrhaug introduced a proposal to amend the text of the zoning ordinance as it pertains to the expansion of nonconforming self-service storage facilities in the C-2 zoning district. This proposed ordinance would allow for the expansion of nonconforming self-service storage facilities in the C-2 zoning district provided certain conditions and standards are provided. These conditions and standards are intended to: (1) introduce permitted commercial uses such as office and retail uses at nonconforming self-service storage facilities, and (2) enhance the architectural design and aesthetics at locations where nonconforming self-service storage facilities exist.

Mr. Dyrhaug presented staff's findings. Based on its findings, staff supports the applicant's request.

Mr. Paulsen opened the floor for public comments.

Adam Flint, with McMillan Pazdan Smith Architecture, introduced himself as a representative for a client who is seeking to expand his self-service storage facility in accordance with the proposed ordinance as presented.

Members of the Planning Commission asked Mr. Flint if his client's building will be sprinkled and what type of commercial uses will be included in his client's project. Mr. Flint answered that the building will be sprinkled and that they anticipate office and small retail uses to lease the commercial space associated with this project.

Members of the Planning Commission and staff discussed the following: (1) the nature in which the proposed text amendment is very specific to a single property/project; (2) the ability to

protect against a project developer building commercial space but never filling it with tenants; and (3) the history of allowing storage facilities as a special exception in the C-2 zoning district.

Mr. Forman moved to recommend to City Council approval of this text amendment pertaining to nonconforming storage facilities.

Ms. Wiygul seconded the motion.

The motion to recommend approval of this text amendment pertaining to nonconforming storage facilities passed by unanimous vote, 5-0.

No other business was discussed.

ADJOURNMENT

Mr. Oang moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

Commission adjourned at 6:35 p.m.