

GEORGIA PLANNING COMMISSION

August 23, 2016

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Suzanna Brown, Maurice Fitzgerald, Greg Drew & Tony Heinlein.

Absent: Tara King

Staff Present: Lary Martell Planning Coordinator.

Others Present: Kevin Camisa, Justin Holmes, Sarah Camisa and Caroline Bright.

Approved: September 13, 2016

The meeting was called to order at 7:00 pm by Peter Pembroke, Chair.

PC-021-16 Concept Review

17 Black Walnut, LLC

26-104 Ballard Rd., South Village Zoning District

Parcel # 10963000 & #109650000

Peter Pembroke read the background information into the record.

“17 Black Walnut, LLC, owner/applicant, hereafter referred to as the Applicant, is requesting a concept review for the reconfiguration of lots and the possible creation of a combination residential, storage, commercial and medical uses. The subject parcel is located at 26 Ballard Rd. in the South Village zoning district. The property was part of a previously subdivided named as “The Georgia Farm House Development” and contains a total of 7.2 acres. Currently the parcel is made up of 3 lots depicted as lots 2, 3, and 5 on maps recorded in slides 15 and 16, dated September 30, 1993 with the most current revision date of February 27, 1997. The property currently contains a single family dwelling with a 1 bedroom apartment and a barn.....”

Justin Holmes. We started with a parcel that Kevin had purchased. At the time there was a small amount of wastewater disposal area in the northeast corner and then we found favorable soils on site, but there was a high seasonal water table. We went through a monitoring period and we had some great results. That is why we have more conditional uses because we have greater capacity. We also have the luxury of an existing well that yields a 100 gallons a minutes. There is still some work that needs to be done to the well as far as if it interferes with the South Georgia Fire District water supply.

There is still some work to be done but we are at the beginning phases based on what we have available for wastewater disposal potential and based on local zoning and possibly some interest by Northwest Medical Center. This is why we have two separate conceptual plans.

Justin then went over the two conceptual plans. The plan is to leave the existing single family house with an apartment as is.

There was a general discussion regarding the South Village Zoning District and what is allowed. Basically the difference between the two plans is one plan has a medical office building on it and the other instead of

the medical building is has 15 more housing units, that really is the only difference. We would probably do this in three phases, but ideally we would permit one project as a whole.

The Board thinks you have a good start here. It is the largest piece of development that has probably ever been proposed in Georgia. There will be a lot of discussion on this project to come in the future. Thanks for coming in.

Suzanna Brown made the motion to approve the minutes of August 9, 2016, with changes presented, seconded by George Bilodeau. The ayes were unanimous; the motion carried.

George Bilodeau made the motion to move into deliberative session at 8:20 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried.

The Commission moved to deliberative session.

Maurice Fitzgerald made the motion to come out of deliberative session at 8:35 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission returned to open session.

The Planning Commission had a general discussion regarding 17 Black Walnut LLC conceptual proposal in deliberative session. It is the general consensus of the Board to send a letter to the applicant showing a positive position by the Planning Commission.

Greg Drew made the motion out of deliberative session to approve the Harrison Quarry Decision with the conditions discussed, seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried.

Tony Heinlein made the motion to adjourn the meeting at 9:00 pm; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem