

**GEORGIA PLANNING COMMISSION**

**January 22, 2019**

**7:00 pm**

**Approved: February 12, 2019**

**Board Members Present:** Suzanna Brown, Tony Heinlein, and George Bilodeau. Steve Rabideau, Maurice Fitzgerald, Lary Martell

**Absent:**

**Staff Present:** Ryan Bell, Planning Coordinator

**Others Present:** Justin Homes, P.E., Kevin Camisa, Terry Rooney, Peter Mazurek

Chairman Lary Martell called the meeting to order at 7:00 pm.

The commission proceeded to the first public hearing.

**PC-004-19 Sketch Plan Review**

**Applicant: Terry Rooney**

**Parcel ID: 115960000**

**Zoning District AR-2**

Lary read the background information into the record:

Terry & Robert Rooney, hereafter referred to the applicants, are requesting sketch plan review for a 5-lot subdivision in the AR-2 Agricultural/ Rural Residential Zoning District. The parcel is 67.2 +/- acres in size and is located at 4141 Ethan Allen Hwy. The applicant proposes to take Lot 1 which consists of 67.4 +/- acres of land with no new proposed construction and subdivide 5 lots off it. Proposed Lot 4 will consist of 1.7 +/- acres of land, Lot 5 will consist of 1.5 +/- acres of land, Lot 6 will consist of 1.0 +/- acres of land, Lot 7 will consist of 2.8 +/- acres of land, and Lot 8 will consist of 3.0 +/- acres of land. Lots 4, 7, and 8 will each have their own mound septic system. Lots 5 and 6 will have a shared mound system located on Lot 1.

Lary gave the floor to Peter Mazurek for a description of the project.

Lary opened questions to the board.

A general discussion surrounding the open space was had; in which there was confusion on how open space is calculated. Whether it is calculated based off the total parcel or by the amount of land in each zoning district. The board requested that legal be contacted to form a more accurate depiction on the regulation.

It was made aware to the applicant that any land used for a roadway across an open space does not count toward the open space and must be made up.

Suzanna brought up the town's regulations on scenic vistas as it related to Lot 8, She suggested that if the applicant were to move the lot or the housing to allow for an Unobstructed view from route 7 she would consider a waiver for the Open Space requirement.

Tony asked about the well yields.

Mr. Mazurek there are no problems at the property.

Motion made to close the hearing at 7:35 p.m.; made by George, seconded by Suzanna. No further discussion. The ayes were unanimous, the motion carried.

**PC-005-19– Sketch Plan Review**

**Applicant: Kevin Camisa**

**Parcel ID:**

**Zoning District R-1**

Lary read the background information into the record:

17 Black Walnut, LLC C/o Kevin Camisa, hereafter referred to the applicants, are requesting sketch plan review for purpose of creating a new lot and initial site plan review in the South Village District Zoning District. The property currently consists of three lots totaling 7.15 acres. Lot 2 is currently 3.07 acres and includes the old track, mini-golf course, and bumper boats. Lot 4 is 0.96 acres and includes the original farmhouse with two bedrooms plus a one-bedroom apartment. Lot 5 is currently 3.12 acres and includes a barn and silo. This lot previously included the driving range tee boxes and parking area for the previous development. Applicant intends to reconfigure the lots from three to four as shown on the proposed plan. Pursuant to the requirements of the South Village zoning district, the proposed development will contain multi-story buildings with a mix of uses including townhome-style residential housing, retail space, (both of which are permitted uses) and a Level II daycare and multi-tenant elderly housing (both of which are the subjects of this application) on the reconfigured lots. Proposed Lot 2 is 1.82 acres in size and will include three two-story buildings approximately 30' x 100' in size, with 15 total residential two- and three-bedroom units. Access to Lot 2 will be provided across proposed Lot 5. Parking for Lot 2 includes 22 on-site spaces with the ability to share spaces with proposed Lot 5. Wastewater will be disposed on site. The boundary lines and existing two-bedroom house with a one bedroom apartment on proposed Lot 4 accessed from Ballard Road will remain unchanged. There are four parking spaces on site. Wastewater for Lot 4 and proposed Lot 5 will be disposed on site. Proposed Lot 5 will be reduced in size to 1.57 acres and will include four two-story buildings approximately 30' x 100' in size. One of these buildings will include the proposed Level II daycare on the ground floor and three one or two bedroom residences on the second floor. Another building will include a 1,500 square retail space on the ground floor with four first and second floor residential units. The two remaining buildings will be residential housing totaling 10 units with a mix of one and two bedrooms each. Proposed new Lot 6 will be 2.80 acres in size and will include the proposed 60 units of multi-tenant elderly housing and associated parking in a three story building approximately 66' x 200' feet in size. Lot 6 will be accessed via a common Ballard Road access shared with Lots 2 and 5 and the existing 60' wide right-of-way approved as part of the Redeeming Grace Church located westerly of the subject property.

Justin Homes of Pinnacle Engineering gave a brief overview of the project.

Lary opened up questions to the board.

A general discussion surrounding the preliminary site plan ensued.

Suzanna asked about the Churches' boundary.

Justin visually showed where the lot lines were.

Motion made to close the hearing at 8:10 p.m.; made by George, seconded by Suzanna. No further discussion. The ayes were unanimous, the motion carried

The commission reviewed the minutes from the January 8, 2019 meeting. A general discussion followed.

Motion made to accept the minutes of 1/8/19, with changes, made by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried.

Motion made to enter deliberative session at 8:15 p.m., made by Tony, seconded by a George. No further discussion. The ayes were unanimous, the motion carried.

Motion made to exit deliberative session at 8: 25 p.m., made by Tony, seconded by George. No further discussion. The ayes were unanimous, the motion carried

Motion made that two sketch letters be written classifying Rooney as a major and Camisa as a minor, made at 8:26 by Tony, seconded by George. No further discussion. The ayes were unanimous, the motion carried

Motion made to close the meeting at 8:30p.m., made by Steve, seconded by Tony. No further discussion. The ayes were unanimous, the motion carried.

Respectfully submitted,

Ryan Bell, Acting Secretary