

1

00:00:00,000 --> 00:00:27,600

all right good evening everyone welcome to the city of stockbridge

2

00:00:27,600 --> 00:00:33,680

planning committee for june 26 2025 i'm jayden williams the chairman of the planning commissioners

3

00:00:33,680 --> 00:00:37,920

the other members of the planning commission are sitting alongside of me on the dais at this time

4

00:00:37,920 --> 00:00:43,920

at 6 30 i will call this meeting to order uh commissioner dumas could you please start us

5

00:00:43,920 --> 00:00:47,600

off with an invocation immediately following i ask you all to please stand and join us in the pledge

6

00:00:47,600 --> 00:00:56,080

of allegiance mr dumas let us pray loving god as we gather here tonight in this hallowed chamber to

7

00:00:56,080 --> 00:01:04,080

conduct the people's business we invite your spirit into this place and we ask that each one of us

8

00:01:04,080 --> 00:01:13,040

will allow your spirit to guide what we say and what we do in jesus name we pray amen amen please

9

00:01:13,040 --> 00:01:25,920

join us in the pledge

10

00:01:33,040 --> 00:01:33,840

thank you very much

11

00:01:33,840 --> 00:01:47,120

madam miss linda i'll go ahead and uh start the roll call present present present present present

12

00:01:51,120 --> 00:01:57,840

present thank you so much at this time commissioners uh you have before you the

13

00:01:58,400 --> 00:02:02,880

agenda for tonight's meeting if there are no changes i'll accept a motion to approve the agenda

14

00:02:03,680 --> 00:02:09,280

i move approval i have a motion by commissioner tibodeau is there a second i second it tibodeau

15

00:02:09,280 --> 00:02:14,080

there's a second uh my mr timidale all those in favor please indicate by the sound of bye

16

00:02:14,080 --> 00:02:21,840

all right any opposed agenda is adopted before you as well as the is the meeting minutes from our meeting

17

00:02:21,840 --> 00:02:28,480

on 5 22 20 25 i'll accept a motion for the approval of those minutes mr chairman would you repeat the

18

00:02:28,480 --> 00:02:35,200

motions for adoption of minutes please yes uh agenda it was motion by dumas seconded by tibodeau

19

00:02:35,200 --> 00:02:42,160

all in favor thank you of course commissioners i'll accept a motion for approval of the last meeting minutes

20

00:02:42,160 --> 00:02:54,480

mr chairman yes i'll make the motion to approve the summary minutes motion by uh mr mitten is there a

21

00:02:54,480 --> 00:03:00,800

second second second by vice chair all those in favor please indicate by the sound of aye aye any opposed

22

00:03:02,560 --> 00:03:03,200

so moved

23

00:03:06,880 --> 00:03:12,080

all right let's get into this there are a few protocol items that i need to make you all aware of for

24

00:03:12,080 --> 00:03:18,880

before we start tonight's public hearing cases number one keep your comments and presentation on

25

00:03:18,880 --> 00:03:23,120

a professional level dealing with facts that are important for this commission to make his decision

26

00:03:23,120 --> 00:03:26,960

we would not accept comments that are considered by the chair to be a personal attack for any

27

00:03:26,960 --> 00:03:31,680

individual or group you receive a warning from the chair if you derive from these requirements

28

00:03:32,480 --> 00:03:38,720

a second deviation result in you having to leave the meeting or the premises for the evening refrain from

29

00:03:38,720 --> 00:03:43,760

any applause or comments from the audience only one person will be speaking at a time all comments

30

00:03:43,760 --> 00:03:48,320

will be made at the podium and after the speaker has been recognized by the chair please direct all

31

00:03:48,320 --> 00:03:53,120

comments to the chair and the commission not the audience or the staff please do not applaud or react

32

00:03:53,120 --> 00:03:58,880

to speakers speak from the audience cheer carry on conversations with others in the audience or disrupt

33

00:03:58,880 --> 00:04:04,640

the order of this meeting in any way be aware that these hearings are not a debate or an opportunity to ask

34

00:04:04,640 --> 00:04:09,040

questions which must be answered by any individual tonight but are merely an opportunity to present

35

00:04:09,040 --> 00:04:14,240

information to this commission other than the applicant no person may speak more than once the

36

00:04:14,240 --> 00:04:19,600

applicant may reserve part of his their speaking time as rebuttal and may speak next and last and

37

00:04:19,600 --> 00:04:24,480

may use the entire 10 minutes allotted for the pro side of the application other than the applicant no

38

00:04:24,480 --> 00:04:29,360

person may speak longer than five minutes if you have a cell phone or other electronic device i ask that you

39

00:04:29,360 --> 00:04:34,720

either power them off or put them in silent mode if anyone wishes to speak tonight please fill out a

40

00:04:34,720 --> 00:04:38,640

speaker's form which is available on the table at the front and hand it to a staff member before

41

00:04:38,640 --> 00:04:45,040

approaching the podium after each item is called we will hear next from city staff and then we'll hear

42

00:04:45,040 --> 00:04:50,160

from the applicant or the representative along with any other relevant information that they wish to

43

00:04:50,160 --> 00:04:55,600

present the commission members will be free to ask questions at any time before the vote on a project

44

00:04:55,600 --> 00:05:00,800

following the applicant anyone who wishes to speak for or against the project or to just ask questions

45

00:05:00,800 --> 00:05:06,400

will have an opportunity to do so each side is restricted to a maximum of 10 minutes or time may

46

00:05:06,400 --> 00:05:11,360

be waived at the discretion of the presiding official if any questions are raised we may ask the applicant to

47

00:05:11,360 --> 00:05:17,440

speak again afterward we will call for a motion in a second and have necessary discussion and if the

48

00:05:17,440 --> 00:05:23,520

matter is not tabled we will vote to recommend approval or denial of this application the commission is

49

00:05:23,520 --> 00:05:28,720

only a recommending body the item will be heard by the mayor and council whether we recommend or

50

00:05:28,720 --> 00:05:34,240

recommend denial unless they are tabled these items will be heard at the city's mayor and council meeting

51

00:05:34,240 --> 00:05:43,920

on monday july 14 2025 and the items will be voted upon at that meeting okay i'm going to read into records

52

00:05:43,920 --> 00:05:48,560

item one two and item three on the agenda

53

00:05:50,560 --> 00:05:57,840

annexation case ax-2025-01 property is located in council district 5 consideration of a request for an

54

00:05:57,840 --> 00:06:05,040

annexation using 100 annexation method of the property at 1448 and 1468 flip and roll from

55

00:06:05,040 --> 00:06:10,160

unincorporated henry county into the city limits of stockbridge the purpose is to allow for the construction

56

00:06:10,160 --> 00:06:15,600

of a missed residential development with townhomes and single-family detached homes the property owner

57

00:06:15,600 --> 00:06:21,120

is william k ritchett and brenda richard excuse me if i said your name incorrectly and the property

58

00:06:21,120 --> 00:06:28,640

owner of 1468 are the same the applicant is land buyers of america llc the agent is michael caner

59

00:06:28,640 --> 00:06:34,800

the property is located in land lots 11 and 12 of district 6 and contains 21.7 more or less acres

60

00:06:34,800 --> 00:06:44,480

comprehensive plan amendment case cp-2025-01 property is located in council district 5 consideration of a

61

00:06:44,480 --> 00:06:49,520

request for a comprehensive plan amendment for the property after the property is annexed into the

62

00:06:49,520 --> 00:06:55,200

city limits the property currently has the henry county future land use resident designation of medium

63

00:06:55,200 --> 00:07:00,000

density suburban and the applicant request that it is assigned to the stockbridge future land use

64

00:07:00,000 --> 00:07:06,000

designation of medium density residential the purpose is to allow for construction of a mixed residential

65

00:07:06,000 --> 00:07:12,560

development with townhomes and single-family homes the property contains 21.7 more or less acres

66

00:07:12,560 --> 00:07:20,400

rezoning case rz-2025-01 located in council district 5 after the property is annexed into the city the

67

00:07:20,400 --> 00:07:26,480

property's current henry county zoning district is ra residential agricultural and the applicant requests

68

00:07:26,480 --> 00:07:31,680

that the property be assigned to the city of stockbridge zoning district of pud planned unit development

69

00:07:31,680 --> 00:07:36,080

the purpose is to allow for the construction of a mixed residential development with townhomes and

70

00:07:36,080 --> 00:07:42,640

single-family which contains 21.7 more or less acres the staff will now give a joint presentation of all

71

00:07:42,640 --> 00:07:56,640

all three cases please staff

72

00:08:12,640 --> 00:08:37,600

good evening everyone this is a powerpoint presentation for property at 1448 and 1468 flipping

73

00:08:37,600 --> 00:08:45,920

road for three cases ax-2025-01 cp-2025-01 and rz-2025-01

74

00:08:52,880 --> 00:08:58,880

so i'm going to discuss first give the overview of the proposed project and then get into the analysis

75

00:08:58,880 --> 00:09:05,520

for each one of the three cases so the purposes of the case is the property description and the proposed

76

00:09:05,520 --> 00:09:14,400

development um the purpose of annexation case ax-2025-01 is to annex property from unincorporated

77

00:09:14,400 --> 00:09:20,240

henry county to the stockbridge city limits and purpose of comprehensive plan amendment case number

78

00:09:20,240 --> 00:09:26,720

cp-2025-01 is the change of property's future land use designation from henry county's

residential

79

00:09:26,720 --> 00:09:32,800

suburban to city of stockbridge's resident medium density residential and then for rezoning case number

80

00:09:32,800 --> 00:09:39,840

rz-2025-01 its purpose is to change the property zoning district from henry county's ra residential

81

00:09:39,840 --> 00:09:45,200

agricultural zoning district to the city of stockbridge's pud plan unit development district

82

00:09:45,200 --> 00:09:54,000

the applicant is land buyers of america llc agent michael kaner and now the annexation case must be approved

83

00:09:54,560 --> 00:10:01,040

before the other two cases can be approved here is a joint aerial photo there are two parcels

84

00:10:01,040 --> 00:10:10,480

side by side of flipping road just south of i-75 and then um the first one 1448 there's some floodplain

85

00:10:10,480 --> 00:10:14,480

areas around there a little bit of it touches on the corner of this parcel

86

00:10:19,120 --> 00:10:27,920

we mentioned already the property owners 27.771 total acres roughly this is located on the west side of

87

00:10:27,920 --> 00:10:33,040

flippin road south of surge stone lane and across from the saint ives court excuse me

88

00:10:34,960 --> 00:10:39,600

the property is mostly wooded except for a single family home on each parcel

89

00:10:40,320 --> 00:10:48,320

um the future land use designation residential suburban by henry county and current zoning ra by henry county

90

00:10:50,240 --> 00:10:53,120

let's see we have some additional information here some of this has

91

00:10:53,120 --> 00:11:00,080

this has been mentioned already surrounding zoning we have suburban residential to the north in the city

92

00:11:00,880 --> 00:11:07,360

rural agriculture to the west single family residents to the southwest rural agricultural and

93

00:11:07,360 --> 00:11:15,360

multi-family to the south residential duplex henry county the southeast and suburban residential and pud to the east

94

00:11:15,360 --> 00:11:26,720

east um okay here's a joint future land use map of the property shown by the two stars

95

00:11:29,200 --> 00:11:37,920

uh joint zoning map here's the survey of the property there is a house on each parcel right now all right the

96

00:11:37,920 --> 00:11:44,640

proposed development uh developer proposes a mixed residential subdivision to be called hanover park

97

00:11:45,360 --> 00:11:53,920

it would contain 31 single family detached units and 120 townhome units for a total of 151 units

98

00:11:54,480 --> 00:12:03,360

density would be 6.94 units per acre you're proposing pud uh that's necessary because they're including two

99

00:12:03,360 --> 00:12:09,760

types of residential uses otherwise if it was just one it would be mfr all units will have three bedrooms

100

00:12:09,760 --> 00:12:17,360

two baths two car garages and homes that have 1600 to 2 000 square feet and be covered by brick and hardy board

101

00:12:17,360 --> 00:12:24,720

uh facades uh there are quite a few amenities being proposed a pool with a clubhouse golf putting green

102

00:12:24,720 --> 00:12:32,240

tot lot tennis or pickleball courts and a community sports field um they've prepared a colored site plan and

103

00:12:32,240 --> 00:12:40,080

the black and white sub plan uh site plan um and the title is annexation and rezoning plan for hanover park

104

00:12:42,880 --> 00:12:44,480

let's see if we can get to the

105

00:12:46,720 --> 00:12:52,800

here's the colored site plan and this is flipping road on the east on the on the east side so it would

106

00:12:52,800 --> 00:13:01,040

have two entrances off of flipping road uh circular driveway around there would be a clubhouse and a pool at the

107

00:13:01,040 --> 00:13:09,600

front with some guest parking uh pickleball or tennis courts in the center a community sports field and

108

00:13:09,600 --> 00:13:17,520

golf pudding green in the tot lot and they would have the single family homes mainly on the north side

109

00:13:17,520 --> 00:13:25,120

here around to the back um and then the townhomes would be more in in the center and then down on the

110

00:13:25,120 --> 00:13:31,440

south side and there'd be one large house here at the front here's an enlargement of that

111

00:13:34,640 --> 00:13:40,800

the black and white site plan so it shows further details uh the the lot individual lots are numbered

112

00:13:41,600 --> 00:13:49,520

and so forth there is some uh wetlands down in this corner let me go back to this other slide here

113

00:13:49,520 --> 00:14:02,080

um so i mentioned all this there'd be a 25 foot uh buffer around the property um

114

00:14:06,080 --> 00:14:13,040

setbacks 20 feet in the front yards for all units five feet in the side yards for single family lots um

115

00:14:13,040 --> 00:14:18,320

zero feet on the for on the side for townhome lots and 20 feet in the rear yards for all lots

116

00:14:18,880 --> 00:14:23,680

now these setbacks are not required because they're rezoning the pud but this is just what they

117

00:14:23,680 --> 00:14:27,760

proposed distance between townhome buildings 20 feet um

118

00:14:32,080 --> 00:14:36,720

okay this is just a table with all that same information

119

00:14:36,720 --> 00:14:46,720

okay this is an analysis of the annexation case

120

00:14:51,120 --> 00:14:58,720

so there were several questions to to be answered uh mainly is the property contiguous to um a property

121

00:14:58,720 --> 00:15:05,680

that's already in the city and yes it would be uh several parcels next to uh st eye's court

122

00:15:05,680 --> 00:15:11,920

and another parcel next to rum creek subdivision the 100 annexation method would be used

123

00:15:12,480 --> 00:15:17,440

um and the property would be within henry county boundary

124

00:15:17,440 --> 00:15:27,440

the property is receiving municipal services from henry county um the water authority henry

county fire and ems

125

00:15:27,440 --> 00:15:34,000

also georgia power and the properties that would be used for urban purposes would be developed

126

00:15:34,000 --> 00:15:41,120

with a proposed development uh they've also applied for comprehensive plan amendment

127

00:15:44,080 --> 00:15:49,440

this would help to further one of the goals of the comprehensive plan by providing new additional

128

00:15:49,440 --> 00:15:52,880

housing into the city providing options with different types of housing

129

00:15:56,320 --> 00:15:57,840

the site seems to be suitable

130

00:16:01,280 --> 00:16:01,600

okay

131

00:16:06,000 --> 00:16:08,720

all right we recommend approval of the annexation case

132

00:16:10,000 --> 00:16:12,800

now here's analysis of the comprehensive plan amendment case

133

00:16:12,800 --> 00:16:22,240

so the request is to assign after properties annex into the city if that happens uh request is to

134

00:16:22,240 --> 00:16:27,920

sign the future land use designation of medium density residential to allow the mixed residential

135

00:16:27,920 --> 00:16:34,560

development medium density residential allows a density from 4 to 7.99 units and this would be

136

00:16:34,560 --> 00:16:38,800

uh 6.94 units per acre

137
00:16:43,040 --> 00:16:45,760
we have some of the surrounding land use designations

138
00:16:46,480 --> 00:16:50,800
low and medium density a couple of high density

139
00:16:53,280 --> 00:16:56,720
this property would have a density of 6.94 units per acre

140
00:16:56,720 --> 00:17:00,320
flipping woods townhomes nearby would be similar to that

141
00:17:00,320 --> 00:17:07,360
and the others are single family these are some of the surrounding developments

142
00:17:12,400 --> 00:17:15,680
so as i said this will meet the housing goal of the comprehensive plan

143
00:17:16,240 --> 00:17:20,480
make adequate facilities and services available to city residents

144
00:17:20,480 --> 00:17:24,080
and have appropriate land use designations

145
00:17:30,400 --> 00:17:36,080
the relation to the zoning of the surrounding property would be compatible with other surrounding

146
00:17:36,080 --> 00:17:41,440
land use designations which includes single family and townhome developments

147
00:17:41,440 --> 00:17:48,800
and there would be there's other medium density residential designations in the area

148
00:17:50,640 --> 00:17:59,120
okay we recommend approval of cp202501 now the analysis for the rezoning case rz202501

149
00:18:00,720 --> 00:18:05,760
there are certain standards that have to be met consistency with the comprehensive plan which i've covered

150

00:18:05,760 --> 00:18:15,680

i mentioned that it needs to be pud because two types of land uses would be included

151

00:18:17,920 --> 00:18:23,680

this would be an extension of another pud zoning district on the other side of flipping road

152

00:18:24,720 --> 00:18:30,560

there would be a number of amenities included in the project property is fairly flat right now

153

00:18:30,560 --> 00:18:42,000

it seems suitable for the development of the property we don't anticipate adverse impacts on surrounding properties

154

00:18:45,280 --> 00:18:50,000

the applicant obtained a water authority a letter from henry county water authority which stated that

155

00:18:50,000 --> 00:18:53,600

water and sewer services are available to serve proposed development

156

00:18:53,600 --> 00:19:06,000

no traffic impact study was submitted we could not evaluate that impact as of yet

157

00:19:07,600 --> 00:19:12,800

there would be two entrances to the property that would accommodate emergency vehicles

158

00:19:13,440 --> 00:19:16,960

deceleration lanes and sidewalks will be provided along flipping road

159

00:19:16,960 --> 00:19:28,960

okay we've concluded that the proposed mixed residential development would be well suited to the site it would be attractive design

160

00:19:29,600 --> 00:19:34,240

it's good that they're having two site two accesses to the property for emergency vehicles

161

00:19:36,160 --> 00:19:42,800

and they would have sufficient open space the proposed density setbacks and distances would be reasonable

162

00:19:42,800 --> 00:19:57,680

um we actually calculated that they would provide a well over the amount of parking that's needed we recommend approval conditions uh based on the site plan that is similar to the one that was submitted

163

00:19:58,320 --> 00:20:05,200

having um decelerations and project entrances actually i mentioned that parking was actually sufficient

164

00:20:05,920 --> 00:20:10,720

and architectural design proposed home shall be constructed with styles of exterior materials

165

00:20:11,280 --> 00:20:16,960

which comply with udc standards and for property maintenance at hoa or property management

166

00:20:16,960 --> 00:20:21,200

companies shall maintain the common areas of the property and the townhomes

167

00:20:23,600 --> 00:20:27,440

any questions thank you so much are there any questions for staff

168

00:20:29,200 --> 00:20:34,720

mr chairman i have a question please miss logan so is there any um potential for a traffic

169

00:20:35,440 --> 00:20:39,200

impact study before this uh this moves forward

170

00:20:39,200 --> 00:20:44,080

uh that would be a question the applicant applicant is here tonight and is going to be making a

171

00:20:44,080 --> 00:20:46,560

presentation maybe you could answer that question thank you

172

00:20:47,360 --> 00:20:57,520

any questions i have one please mr logan this development could it be accomplished without annexation

173

00:20:57,520 --> 00:21:07,440

well i don't know whether the applicant applied with henry county or not um that was their option

174

00:21:09,920 --> 00:21:19,360

it looks from what i've seen on the plans it looks very similar to a subdivision development just north of

175

00:21:19,360 --> 00:21:28,800

that site where you have a combination of townhomes and single family residential and a few amenities

176

00:21:29,840 --> 00:21:36,800

that particular project is located in henry county i was just curious as to

177

00:21:37,600 --> 00:21:43,280

couldn't that same thing be done on this site without annexation it's possible

178

00:21:43,280 --> 00:21:58,320

okay but the applicants chosen to apply for annexation i understand that but the annexation would further

179

00:22:00,560 --> 00:22:08,960

exacerbate what i've been widely hearing as to the balance of commercial versus residential property

180

00:22:08,960 --> 00:22:16,160

in the city of stock bridge the burden is heavily skewed now toward residential property owners

181

00:22:17,360 --> 00:22:23,840

uh and and to continue to add residential properties doesn't help that situation at all

182

00:22:24,800 --> 00:22:29,760

that's where i was going with the question i'm not necessarily questioning the project itself

183

00:22:30,400 --> 00:22:35,360

but does it need to be in stock bridge in order for it to happen as for the council to decide

184

00:22:35,360 --> 00:22:42,080

i'm going to echo your sentiments on that commissioner but uh if there's if there are no other questions

185

00:22:42,960 --> 00:22:47,680

can you hear me now say it again i said i'm going to echo your sentiments because i stand with

186

00:22:47,680 --> 00:22:52,080

that as well but if there are no other questions for staff i would like to hear from the applicant

187

00:22:52,080 --> 00:22:54,480

and allot those 10 minutes to have our necessary questions

188

00:22:56,800 --> 00:22:59,120

if the applicant can please come up and say their name and address

189

00:22:59,120 --> 00:23:03,040

if the applicant can please come up and say their name and address

190

00:23:03,040 --> 00:23:13,120

thank you ms lynn

191

00:23:29,120 --> 00:23:42,720

good afternoon planning commission staff public my name is jonathan jones and i'm with elite

192

00:23:42,720 --> 00:23:49,360

engineering i represent land buyers of america for the proposed annexation and rezoning of about 22 acres

193

00:23:49,360 --> 00:23:56,240

located adjacent to the city um one of the questions obviously is could it be developed in henry county

194

00:23:56,240 --> 00:24:04,240

um it probably could be developed in some fashion um my client intently was searching for property

195

00:24:04,240 --> 00:24:10,560

that was either in the city or could be annexed in the city um just to be honest with you the city of

196

00:24:10,560 --> 00:24:19,920

stockbridge has a better persona marketability than henry county in most parts and we feel or they felt

197

00:24:19,920 --> 00:24:25,920

like it was a better product and a better project to be in the city and that's solely the

reason that we

198

00:24:26,560 --> 00:24:34,160

we went that route um the get this thing so where everybody can see it

199

00:24:38,400 --> 00:24:41,680

there it goes all right let me see if i can't make this

200

00:24:43,600 --> 00:24:51,200

okay um so a couple things that we have done to try to uh differentiate this project

201

00:24:51,200 --> 00:24:56,960

um from adjacent properties and other projects that these these developers are doing is

202

00:24:57,600 --> 00:25:03,200

the amenities is going to be a restore a resort style amenity when you pull into development the

203

00:25:03,200 --> 00:25:07,360

first thing you're going to see is the clubhouse it's going to be a very nice clubhouse it's going

204

00:25:07,360 --> 00:25:13,200

to have a pool it's going to have putt putt greens that'll be weatherproof it's going to have um

205

00:25:13,200 --> 00:25:19,120

pickleball courts it's going to have a community playground right centralized in between um the

206

00:25:19,120 --> 00:25:23,920

community it's going to have sidewalks that walk all around the community and connect to the amenity

207

00:25:23,920 --> 00:25:29,440

itself and there's a requirement for a 10-foot sidewalk along the entire front of flipping road so

208

00:25:29,440 --> 00:25:35,920

um the investment alone in the amenity by this development group is going to be quite excessive

209

00:25:35,920 --> 00:25:41,680

and um that that alone should should in my opinion tell you that they're serious about wanting to be

210

00:25:41,680 --> 00:25:45,680

here they're serious about wanting to do a quality product here they didn't come in with a little

211

00:25:45,680 --> 00:25:52,080

cabana and a little bitty pool they came in with a strategy of providing something that people want to live

212

00:25:52,080 --> 00:26:02,560

at um so um it is a mixed use uh considered a mixed use because there's single family homes and there's

213

00:26:02,560 --> 00:26:10,160

townhomes and we have uh tried to design the project so that the north and west um we build single family

214

00:26:10,160 --> 00:26:18,160

homes adjacent to single family homes um to limit the impact we realize that no matter what whether we

215

00:26:18,160 --> 00:26:23,280

develop this property or somebody else develops this property it impacts the neighbors we recognize

216

00:26:23,280 --> 00:26:29,600

that and we try to be conscious enough to to to you know if there's single family there then we want

217

00:26:29,600 --> 00:26:34,400

to we want to match it we didn't we didn't try to put townhomes up against single family we intentionally

218

00:26:34,400 --> 00:26:40,880

try to differentiate another one of the concerns um was was access in and out we're providing a parkway

219

00:26:40,880 --> 00:26:47,600

style entrance where it'll have a divided median it'll have two in two out and we're going to

220

00:26:47,600 --> 00:26:54,400

provide a traffic study and if that traffic study warrants a light or a left turn lane we're amenable

221

00:26:54,400 --> 00:27:01,120

to putting in those items um a lot of people don't understand exactly about the light

222

00:27:02,880 --> 00:27:08,320

we can't put a light in because we want to and we can't put a light in because you want to

223

00:27:08,320 --> 00:27:14,240

if it's warranted then we're allowed to put it in there's strict requirements now i personally think

224

00:27:14,240 --> 00:27:21,280

with the traffic on this road it will be warranted so but whether the county wanted to the city wanted

225

00:27:21,280 --> 00:27:26,800

to or a local developer went to you just don't get to put a light in it has to be warranted so um

226

00:27:27,680 --> 00:27:34,400

the proposal is 120 townhomes 31 single family homes the townhomes will be a mix of two story and three

227

00:27:34,400 --> 00:27:44,000

story um staff did recommend approval um and and part of the the uh comprehensive plan amendment

228

00:27:45,200 --> 00:27:51,360

it denoted that this development would quote help the city in its needs for additional housing

229

00:27:52,240 --> 00:27:57,360

that's not something we created that was something that staff noted um it is compatible

230

00:27:57,360 --> 00:28:01,120

with adjacent properties there's some puds there's some townhomes there's some duplexes

231

00:28:01,120 --> 00:28:07,120

um the open space we're providing is more than is required under the requirements um

232

00:28:08,080 --> 00:28:11,920

the density allowed is from four to eight units per acre so we fall within that

233

00:28:12,560 --> 00:28:18,240

um this project build out would not happen before the 75 connector is completed

234

00:28:19,040 --> 00:28:23,920

so i know part of the concerns is traffic and and getting from point a to point b but the intent

235

00:28:23,920 --> 00:28:27,840

would be that the 75 connector would be completed before the duration of this project

236

00:28:27,840 --> 00:28:33,200

uh one thing that i didn't note um from miss linda when she was talking um it said something about

237

00:28:33,200 --> 00:28:40,080

the houses 1600 to eight or two thousand the minimum we intend to build is 1800 square feet i know

238

00:28:40,080 --> 00:28:45,520

that's not a huge difference but we wanted to at least mention that you know we the minimum we would

239

00:28:45,520 --> 00:28:53,680

do is 1800 and that that includes townhomes or otherwise um once again we will be providing a traffic

240

00:28:53,680 --> 00:29:01,920

study and if warranted left turn lane uh the desal lanes will obviously be added no matter what and

241

00:29:01,920 --> 00:29:07,920

if a light's warranted we would would be involved in in all of that participation um we did check with

242

00:29:07,920 --> 00:29:13,760

the county water and sewer is readily available for this project and can support the quantity of units

243

00:29:13,760 --> 00:29:21,600

that we're proposing um i'll be happy to let me go through so you've got you've got some you know

244

00:29:21,600 --> 00:29:28,240

renditions of elevations of of what we propose the homes to look like miss linda already showed the site

245

00:29:28,240 --> 00:29:36,640

plan um this is once again the amenity area it's centralized the mail kiosk the clubhouse the pool

246

00:29:36,640 --> 00:29:43,920

putting green pot lock pickleball the the sports field is all in the center of the community so

247

00:29:44,480 --> 00:29:49,120

everybody can get there when you get home unfortunately in this day and age we don't

248

00:29:49,120 --> 00:29:55,120

have mailboxes i mean i do but most people don't have them you got to go to a kiosk that's something

249

00:29:55,120 --> 00:30:01,600

that we don't like nobody likes but it's required we try to centralize it so when you get home from work

250

00:30:02,320 --> 00:30:06,320

you can go get your mail right there at the front door at the clubhouse and then go or

251

00:30:06,320 --> 00:30:11,280

you can go home and get your kids and walk the sidewalks up to the amenities spend some time

252

00:30:11,280 --> 00:30:17,440

get your mail however so we try to and then like i said this would be a version of the the three-story

253

00:30:17,440 --> 00:30:24,560

townhome type product and um more like a two-story type product and there'll be a mix of twos and threes

254

00:30:25,280 --> 00:30:31,120

um but i'll be happy to to take the rest of my time to answer any questions you guys may have

255

00:30:31,120 --> 00:30:35,680

staff may have or for rebuttal for anybody who may be in opposition to this project

256

00:30:36,560 --> 00:30:40,240

thank you so much sir thank you um i'm going to start off with some board comments and i'm going

257

00:30:40,240 --> 00:30:47,120

to kick us off here um a few questions i saw when staff was reporting about setbacks are there going

258

00:30:47,120 --> 00:30:53,120

to i didn't see any setbacks for the size of the townhomes yes according to um so there has to be

259

00:30:53,120 --> 00:30:58,400

20 feet between the buildings that's that's an fpa national fire protection association code 14 so it

260

00:30:58,400 --> 00:31:03,680

doesn't matter if i we engineer in marietta or stockbridge 20 foot some minimum because of

261

00:31:03,680 --> 00:31:07,360

firewalls and end of things so you're going to follow that that guy yes we'll follow that

262

00:31:07,360 --> 00:31:13,840

exactly now where a townhome abuts the residential the residential rear setback will come into play

263

00:31:13,840 --> 00:31:19,120

and there'll be a side yard setback for the townhome of five and then the rear setback for the home

264

00:31:19,120 --> 00:31:26,080

would be what's defined which i believe is a 20 foot front a 20 foot rear and five foot side so um

265

00:31:26,080 --> 00:31:31,760

hopefully that answers your question yeah i have a few more okay um and some of these are very short

266

00:31:31,760 --> 00:31:37,840

yes plans to be gated is this going to be a gated community or is this open so we we would love to

267

00:31:37,840 --> 00:31:45,120

gate it in conversations with um henry county fire department um they're not an advocate of of putting

268

00:31:45,120 --> 00:31:52,400

a gate in and we're proposing a parkway style entrance where you've got two out two in and a median which to

269

00:31:52,400 --> 00:31:59,760

us that lends perfection for a gated entrance but they want a stacking off of flipping roads so deep

270

00:31:59,760 --> 00:32:06,800

into the property that it would near about near about be impossible uh in my opinion the only way

271

00:32:06,800 --> 00:32:13,920

a gated community could work for henry county's fire is for the property to be way larger than this

272

00:32:13,920 --> 00:32:20,000

like a big master plan community or something but if staff sees it as an opportunity for us to gate it

273

00:32:20,000 --> 00:32:25,680

i think my client would be more than willing and want to gate it even if it was a faux gate so it

274

00:32:25,680 --> 00:32:30,720

looked like it was a gated community they would even be open to that it really depends on you know

275

00:32:30,720 --> 00:32:37,280

if staff can work with us and henry county if approved to to to get it gated we i think that

276

00:32:37,280 --> 00:32:41,760

would be something we'd all love to see i think it would lend itself and honestly it'd make these

277

00:32:41,760 --> 00:32:46,400

residents feel much better about their community too yeah i'm not sure a gated community in that area

278

00:32:46,400 --> 00:32:50,800

would be a fit for that specific community or in that area because it didn't fit the tone of that

279

00:32:50,800 --> 00:32:56,240

district okay but you guys know that way better than that let me ask because i know you got a water

280

00:32:56,240 --> 00:33:00,720

a letter from our water and so it's from henry county i love that um i know we don't have a traffic

281

00:33:00,720 --> 00:33:06,080

study but that's fine because we are already aware of the uh building and construction of our expansions

282

00:33:06,080 --> 00:33:11,200

and our roads but did you never mention an impact study like did you actually talk to those residents

283

00:33:11,200 --> 00:33:16,320

in those areas and those surrounding communities in that neighborhood that you said um had those

284

00:33:16,320 --> 00:33:22,640

single-family homes did you all have an opportunity to have those conversations with them um so zach

285

00:33:22,640 --> 00:33:30,320

zach you did yes yep so zach murray has been helping facilitate he's had dental surgery and so he's not

286

00:33:30,320 --> 00:33:36,960

super available but um he had talked to some not only staff but i think some political people and some

287

00:33:36,960 --> 00:33:43,040

people in the community and that's why we changed up and made it single family around what we consider

288

00:33:43,040 --> 00:33:49,520

the residential and and i know uh behind us or what's the opposite direction of flipping i guess

289

00:33:49,520 --> 00:33:55,120

that would be to the west there's some nice large estate homes so furthermore we we put a buffer back

290

00:33:55,120 --> 00:34:01,840

there we put single-family homes back there so you know once again any let me say i think that's great

291

00:34:01,840 --> 00:34:06,080

but my question was not the politics in the community because i we're community people and i don't live

292

00:34:06,080 --> 00:34:12,160

anywhere near that that residency okay my question is the people that are impacted directly in that

293

00:34:12,160 --> 00:34:26,960

area did you have a conversation with that back neighborhood thank you so much um and then also i

294

00:34:26,960 --> 00:34:33,600

have three more questions than i probably i mean yeah totally this is four so and and don't don't

295

00:34:33,600 --> 00:34:38,320

don't badge me now but is the property value going to decrease for those homes that are in there because

296

00:34:38,320 --> 00:34:46,160

they're directly across the street from a town home well so the question is is how old are those homes

297

00:34:46,160 --> 00:34:53,760

okay okay um these these new town homes are going to be probably well into the threes possibly fours and

298

00:34:53,760 --> 00:34:59,440

the single families will be more than that is that is that a fair statement y'all so looking at the the

299

00:34:59,440 --> 00:35:06,320

existing sales in that area of existing homes it's below that is it going to decrease their value

300

00:35:06,320 --> 00:35:11,920

i would venture to say they'll say yes my statement is is new product new price points

301

00:35:13,200 --> 00:35:17,760

if it was across the street me it would increase my value because i know my taxes would go up so i'm

302

00:35:17,760 --> 00:35:21,760

just going to shoot you straight that's my opinion and what's your rental cap are we doing a rental cap

303

00:35:21,760 --> 00:35:25,600

at all or is this straight purchase yeah there is no intent to do rental here so whatever the city's

304

00:35:25,600 --> 00:35:30,240

standard is for rental cap we're fine with i know most of the time it's no more than 10 percent but

305

00:35:30,240 --> 00:35:34,720

whatever the city's stop bridges regulation we're amenable that there's no intent to make this a

306

00:35:34,720 --> 00:35:43,280

rental community of any kind it's okay and then my last um i'll hold them and i'll pass it to another

307

00:35:43,280 --> 00:35:51,600

board member if they have any questions right here vice chair go ahead go ahead yes i i was i actually

308

00:35:51,600 --> 00:35:58,720

love the amenities that are coming with this property so i commend you on that but um i just had a

309

00:35:58,720 --> 00:36:07,280

comment and and just um knowing some single families um and the amenities that you're trying to offer

310

00:36:08,720 --> 00:36:15,600

i just feel like you know and speaking for you know for a single family that it's gonna fall you

311

00:36:15,600 --> 00:36:20,800

know the minute the cost of the amenities and things like that are gonna fall on the backs of the single

312

00:36:20,800 --> 00:36:27,920

family and it's you know with the rent or the mortgage being you know as much as it is as it

313

00:36:27,920 --> 00:36:36,800

is you know i don't i'm not sure if you know this um this property is giving single families a break

314

00:36:36,800 --> 00:36:42,560

essentially and and what's the the the makeup of it is it hard week hardy plank and wood um it's a

315

00:36:42,560 --> 00:36:48,800

combination of bricks uh rock and hardy plank uh is i believe the materials um miss miss linda could

316

00:36:48,800 --> 00:36:55,440

confirm that but i believe that's okay yeah and so and so you plan to charge single families about

317

00:36:55,440 --> 00:36:59,600

three to four hundred thousand for these uh no the single families would be probably more into the

318

00:36:59,600 --> 00:37:03,920

four to fives and then yeah the townhomes will be definitely in the high threes and the fours yeah

319

00:37:04,480 --> 00:37:10,560

um and to answer your question i didn't mean to cut you off so if you if you we tried to pick

320

00:37:10,560 --> 00:37:18,560

amenities package that is less burdensome so play fields take up a lot of room but they're relatively in

321

00:37:19,120 --> 00:37:26,000

inexpensive to take care of the puttin greens that we put in it's the new astroturf the initial cost

322

00:37:26,000 --> 00:37:32,480

by the developer is pretty pretty strong but they come with a 20-year lifetime warranty on the material

323

00:37:32,480 --> 00:37:38,480

so in theory if something were to go wrong the hoa could submit for a warranty if it's within the first

324

00:37:38,480 --> 00:37:44,560

20 years after 20 years yeah they may have to upgrade it also pickleballs uh last approximately

325

00:37:44,560 --> 00:37:51,600

twice as long as tennis tennis courts um two pickleballs equal one tennis court basically and so

326

00:37:51,600 --> 00:37:58,000

you don't have expensive nets the fencing usually stays you know pretty pretty good so we tried to

327

00:37:58,000 --> 00:38:05,760

pick amenities that wouldn't be financially burdensome um the pool yes we all know and the clubhouse itself

328

00:38:05,760 --> 00:38:13,680

we all know those two items they will be a financial cost but with 151 residents we feel confident that

329

00:38:13,680 --> 00:38:23,360

this amenity package ultimately the hoa dues would be very uh normal to this community whether it's

330

00:38:23,360 --> 00:38:29,920

built here or in clayton county or in douglas county or atlanta that 151 homes could definitely

support it

331

00:38:29,920 --> 00:38:37,040

yeah define normal hoa fee to me so a normal hoa fee what do you what do you expect

332

00:38:41,040 --> 00:38:47,360

do what now yeah they have figured out the exact amenity fee because it's all going to be based on

333

00:38:48,000 --> 00:38:55,600

he has to leave a surplus in there correct so when the hoa starts they're not broke so that comes into

334

00:38:55,600 --> 00:39:01,200

play but the ultimately the monthly dues will will be a factor of what we ultimately determine what the

335

00:39:01,200 --> 00:39:06,000

maintenance cost will be they haven't dove into that yet because it's so early into the cost of this

336

00:39:06,720 --> 00:39:10,960

basically seeing if it can get annexed and zoned and then that'd be something that they'll have to

337

00:39:11,680 --> 00:39:17,200

you know comprise and come up with but uh hopefully that can serve it sounds good commission i have a

338

00:39:17,200 --> 00:39:27,680

question for you yes sir who determines whether a traffic light is warranted can i okay so um we'll

339

00:39:27,680 --> 00:39:32,640

submit a traffic study and that traffic study is going to determine how many vehicular trips

340

00:39:32,640 --> 00:39:38,080

are on that road now how many vehicular trips we're going to create and put on that road

341

00:39:38,080 --> 00:39:45,440

and that includes amazon ups your neighbor taking the kids to daycare taking kids to school the school bus

342

00:39:45,440 --> 00:39:51,120

so all of that comes into account and that study says okay x number of people are going to go right

343

00:39:51,120 --> 00:39:56,000

x number of people are going to go left flipping road has an x number of people going east x number

344

00:39:56,000 --> 00:40:03,760

people going west if that traffic count meets a certain certain warrant ratio with number of cars during

345

00:40:03,760 --> 00:40:12,240

peak hours then we are allowed by the ite trip generation manual to be able to facilitate putting a traffic

346

00:40:12,240 --> 00:40:18,880

light in personally i think it already meets it i'm just being honest with you but when we

347

00:40:18,880 --> 00:40:23,280

put our intersection and it's going to be an intersection with saint ives that will be a true

348

00:40:23,280 --> 00:40:29,920

four-way intersection where it makes sense to have something at that location that regulates the traffic

349

00:40:29,920 --> 00:40:37,600

both from safety and access so it's warranted 100 by the number of vehicular traffics that is generated not

350

00:40:37,600 --> 00:40:44,240

only by us but currently on that road i don't think you understood my question okay i'm sorry i'm

351

00:40:44,240 --> 00:40:50,480

who oh who will determine it it'll be staff it'll be staff based on the ite trip generation manual and

352

00:40:50,480 --> 00:40:56,160

the traffic study so they'll determine if it's warranted based on their criteria set forth in it not the

353

00:40:56,160 --> 00:41:03,200

dot or yeah it'll be dot right here in stockbridge it should be it should be stopped yeah it should be

354

00:41:03,200 --> 00:41:07,760

henry county dot working with the city of stockbridge to determine what the needs and wants are yes

355

00:41:07,760 --> 00:41:13,440

sir that's exactly right yes sir i'm sorry your entrance is it going to line up with saint ives yes

356

00:41:13,440 --> 00:41:20,080

street yes sir parkway style would be a perfect setup for traffic it would be an ideal setup we

357

00:41:20,080 --> 00:41:24,320

intentionally did that we knew that staff would probably want us to align anyway jogs are very

358

00:41:24,320 --> 00:41:30,080

dangerous somebody pulls out this way somebody pulls out that way so i realistically think that a

359

00:41:30,080 --> 00:41:36,800

lot will ultimately go there and it may be a scenario i share your sentiments 100 i think so too but

360

00:41:38,400 --> 00:41:45,280

i would hate to recommend approval to the council yes sir and then the council approves it

361

00:41:46,240 --> 00:41:51,920

and then somewhere down the road it's determined that a light is not warranted you could place a

362

00:41:51,920 --> 00:41:58,320

stipulation that said that um we're voluntary to install a light if allowed by dot or if warranted

363

00:41:58,320 --> 00:42:03,040

we're we're the ones that say we we're happy with a light it'd be safer for our residents it'd be

364

00:42:03,040 --> 00:42:10,160

better marketability for us we would love to put it in we're okay committing to put it in so long as the

365

00:42:10,160 --> 00:42:16,240

governing bodies allow us to put it in so if you wanted to word a zoning stipulation that's that way

366

00:42:16,240 --> 00:42:19,920

we'd be amenable to agree into a voluntary stipulation that says

367

00:42:19,920 --> 00:42:26,640

if staff says we can put one in we'll put one in

368

00:42:32,960 --> 00:42:34,080

any other questions commission

369

00:42:37,120 --> 00:42:42,640

mr chairman oh go ahead mr mitten come back go ahead i have two questions so i want to go back to the

370

00:42:42,640 --> 00:42:50,080

rentals so to the rentals uh so would the developer be willing to put into the hoa covenant to restrict

371

00:42:50,080 --> 00:43:01,440

rentals leasing airbnb yes absolutely okay we have zero take i make a civilian community okay we're good

372

00:43:02,160 --> 00:43:07,760

and a second question that went right out of my head that fast so it comes back to me i'll

373

00:43:07,760 --> 00:43:17,200

i'll follow up thank you yeah no problem thank you mr dividio uh what security will you have set up

374

00:43:17,200 --> 00:43:23,840

to deterrent crime in your community and i apologize my hearing so bad what kind of

375

00:43:24,880 --> 00:43:30,080

what kind of system you're going to set in place to deterrent crime in the community yes sir um

376

00:43:30,800 --> 00:43:36,480

so i guess in any community um if it ain't gated you're at the discretion of the criminals

377

00:43:36,480 --> 00:43:44,080

um obviously this particular property doesn't lend itself for any little nooks and crannies and

378

00:43:44,080 --> 00:43:50,320

corners where people could hide or park their vehicles it's a loop road two entrances in two

379

00:43:50,320 --> 00:43:59,200

entrances out it it is fully enveloped by homes and on the interior it's encompassed by homes so

380

00:44:00,080 --> 00:44:04,080

the likelihood of crime in this kind of neighborhood is less than if you had a

381

00:44:04,080 --> 00:44:09,520

a straight road that dead-ended you have the opportunity for them to set up or sell drugs

382

00:44:09,520 --> 00:44:14,560

at this place i i realistically feel one being it's a new community it's less likely but the

383

00:44:14,560 --> 00:44:20,720

second thing it provides a circular traffic about it where if the police wanted to put it on patrol

384

00:44:20,720 --> 00:44:26,080

which i'm certain they will they can literally hit it and drive through it in one second and be right

385

00:44:26,080 --> 00:44:30,240

back out because it's just one loop road and they can see everything they want to see so

386

00:44:31,040 --> 00:44:37,360

can you eliminate crime no sir would dating it help eliminate crime it would help reduce it but to

387

00:44:37,360 --> 00:44:41,520

answer your question i don't know that there's really a whole lot of safeguards that any community

388

00:44:41,520 --> 00:44:47,120

can do to save the crime i mean they'll be required to install flat cameras at the entryway

389

00:44:47,120 --> 00:44:51,280

yeah and whatever the requirement by the city is we'll be we'll be amenable to have to do let me ask

390

00:44:51,280 --> 00:44:56,160

ryan they require the condition on the document you all gave us says required if gated so is that

391

00:44:56,160 --> 00:45:04,240

requirement for flat cameras in general because the paperwork says if gated in general okay any other

392

00:45:04,240 --> 00:45:11,840

questions commission all right vice chair so this is this property will be located in my district

393

00:45:15,280 --> 00:45:21,120

is there any going to be any stipulations with regard to subleasing because that can kind of mitigate

394

00:45:21,120 --> 00:45:25,760

you know crime and things like that yeah and when you talk about subleasing the units and the houses

395

00:45:25,760 --> 00:45:32,240

whatever so once somebody i'm just being honest once somebody buys their home it's tough for me you

396

00:45:32,240 --> 00:45:38,800

the developer builder of the city to police who lives or in but there there will be a caveat that no more

397

00:45:38,800 --> 00:45:44,800

than whatever the city deems one person can only own one house in there or maybe you make it five

398

00:45:44,800 --> 00:45:48,880

percent or one for two percent i don't know okay some mom and dad want to buy their daughter

one

399

00:45:48,880 --> 00:45:55,040

beside them but there's zero intent from us to have any rental at all we're going to fee simple sell

400

00:45:55,040 --> 00:46:02,800

everything now ultimately five years down the road if somebody buys unit 38 and they want to lease it out

401

00:46:02,800 --> 00:46:08,400

to someone so there's probably nothing that we could put in place other than the hoa monitoring them

402

00:46:08,400 --> 00:46:14,400

to stop it but if we've got a zoning stipulation that we volunteered to put on here that's not going to be a

403

00:46:14,400 --> 00:46:20,960

rental community i think the city does have the the ability to use that device to stop any kind of

404

00:46:20,960 --> 00:46:27,120

activity post development okay but yeah there's no there's no desire to do any lease programs these

405

00:46:27,120 --> 00:46:33,200

are all build to sell town homes and all there's not going to be any rentals it's when you my client

406

00:46:33,200 --> 00:46:38,720

doesn't intend to hold any you know and anything like that it's going to build and sell that's his intent

407

00:46:38,720 --> 00:46:47,520

okay that's the city's 10 correct correct yeah that's usually the cap is 10 so no more than

408

00:46:48,560 --> 00:46:55,040

15 units could be owned by one entity in this project now i personally think it should be one

409

00:46:55,040 --> 00:47:01,520

percent but i i don't know okay you'll probably include that in your hoa or sounds good yep and

410

00:47:01,520 --> 00:47:06,400

and we we're amenable to putting in any device you feel comfortable and maybe that the city's

411

00:47:06,400 --> 00:47:12,560

experienced before to step to make it not rental we have zero it's not intended to be rental not ever

412

00:47:13,520 --> 00:47:18,560

thank you so much sir yes sir um i will now close the applicant's course yes chair may i speak before

413

00:47:18,560 --> 00:47:25,040

you close that uh since a young lady asked a question one of the things we do in our own neighborhood

414

00:47:25,040 --> 00:47:33,120

and i'm actually in the hoa neighborhood the homeowner is always responsible for that property no matter what

415

00:47:33,120 --> 00:47:40,000

happens whether it's fines uh interruptions in the community it all goes back to the homeowner

416

00:47:40,560 --> 00:47:47,280

so the homeowner has to make sure that that property is maintained the way it should because we look at

417

00:47:47,280 --> 00:47:55,200

the ownership first the renter they're not the owners so at the end of the day the owner has to give the

418

00:47:55,200 --> 00:48:02,960

renters permission to be at the pool or any amenities when it comes down to our neighborhood hoa

419

00:48:03,760 --> 00:48:09,280

thank you so much commissioner thank you so much sir mr chairman i'm sorry yes the question came back

420

00:48:09,280 --> 00:48:16,560

to me happens to me often um so if approved by city council what's the timeline to to turn dirt on the

421

00:48:16,560 --> 00:48:21,760

project to be honest with you um it's our intent if approved through this process um we would begin

422

00:48:22,560 --> 00:48:32,160

full engineering and submit as fast as the process allows us and we're we're going full full blown to

423

00:48:32,160 --> 00:48:38,000

to to the land development process um i have not developed a designed or permit anything in the

424

00:48:38,000 --> 00:48:43,600

city so i don't know if that process is two months four months six months eight months but ultimately

425

00:48:43,600 --> 00:48:49,760

the project itself will take eight to ten months to develop and then it'll probably be about a three

426

00:48:49,760 --> 00:48:56,000

year build out so from today going forward you're probably looking at a total four and a half to

427

00:48:56,000 --> 00:49:02,240

five years would be my guess for a finish out of 151 units and that's why we're overly confident that

428

00:49:02,240 --> 00:49:09,760

the 75 connectors should be completed unless something crazy happens and it it would help relieve any

429

00:49:09,760 --> 00:49:14,560

additional traffic is generated so thank you so much i'm going to now close the applicant's portion and i'm

430

00:49:14,560 --> 00:49:21,760

now going to open the joint hearings uh for these three cases if you would like to speak in favor of

431

00:49:21,760 --> 00:49:30,400

the annexation case ax 2025-01 comprehensive plan amendment case cp-2025-01 or rezoning

432

00:49:30,400 --> 00:49:36,560

case rz-21-01 if you would like to ask questions or make comments please come forward at this time

433

00:49:37,520 --> 00:49:42,400

anyone in affirmative anyone in affirmative here

434

00:49:47,440 --> 00:49:50,720

awesome please make sure you sign one of the documents when you finish and come up to the

435

00:49:50,720 --> 00:50:04,560

podium state your name and address you can do it after ma'am

436

00:50:06,560 --> 00:50:24,640

hello everyone this is my first time no this is my second time coming

437

00:50:26,240 --> 00:50:33,120

and i stay in st margaret village and as he said that he came and talked to neighbors

438

00:50:33,120 --> 00:50:39,920

i didn't get no nobody can come to my house the only thing i got was the letter that came to my house

439

00:50:39,920 --> 00:50:47,920

and i want to know because my property sits on 118 and the land it is a lot of land back there

440

00:50:48,480 --> 00:50:57,040

i want to know what do i have to move or you guys gonna buy some of the property or what i don't know

441

00:50:57,040 --> 00:51:01,120

because this is i've been staying in this county 30 years i'm gonna ask that you direct your comments

442

00:51:01,120 --> 00:51:05,440

to us oh and then the applicant will have the opportunity to answer okay oh i didn't know

443

00:51:05,440 --> 00:51:10,640

your name and address please oh please say your name and address please sonia cook 118

444
00:51:11,200 --> 00:51:17,520
st margaret circle stop bridge georgia 30281 are you against or for

445
00:51:17,520 --> 00:51:26,400
no i'm not saying that i'm against it because well i don't know i take that back because you know what

446
00:51:26,400 --> 00:51:33,600
on flipping it's a lot of traffic we don't have no traffic lights traffic be bad all the way back

447
00:51:34,480 --> 00:51:45,360
to 42 and then if it's an accident on 75 it's tremendous so to bring in another community from

448
00:51:45,360 --> 00:51:52,480
where we already got a community on the other side that's a lot of traffic and it's been a lot of

449
00:51:52,480 --> 00:52:04,080
major accidents on flipping a lot of um we had some crime on flipping as well so i think that um y'all

450
00:52:04,080 --> 00:52:14,720
should really reconsider about the um voting against it it's too much going on on flipping to have another

451
00:52:14,720 --> 00:52:22,880
hand over park to come there i think that and then the prices of it i mean saint margaret village do

452
00:52:22,880 --> 00:52:31,680
have new houses that have moved over there they built and they got older houses and that would decrease

453
00:52:31,680 --> 00:52:39,040
our value if they come i don't know what he said i think you say what did he say 300 000

454
00:52:39,040 --> 00:52:46,720
yeah that'll decrease our values because i was now it's like 380 to almost 400

455
00:52:48,240 --> 00:52:54,560

so i'm thinking that um need to be some reconsideration for the people on flipping and

456

00:52:54,560 --> 00:53:01,680

our hearing county i mean i see a lot of property is moving building a lot of homes i don't see no

457

00:53:01,680 --> 00:53:08,880

homes for people with low income it need to be people for people that's 50 need somewhere to stay

458

00:53:08,880 --> 00:53:14,080

that they can be able to afford and these this right here these people won't be able to afford

459

00:53:14,080 --> 00:53:21,920

this it need to be somewhere it's affordable for single mothers seeing uh seniors they need somewhere

460

00:53:21,920 --> 00:53:27,840

that they can be able to afford to live in henry county so i really impose it if that's what you

461

00:53:27,840 --> 00:53:35,760

were asking me did i oppose it yes i imposed it okay thank you so much uh so let the record reflect

462

00:53:35,760 --> 00:53:40,640

opposed not and uh decided against is there anyone else that would like to speak against this

463

00:53:40,640 --> 00:53:46,960

development anyone else that would like to speak against this development anyone else that would

464

00:53:46,960 --> 00:53:54,720

like to speak against the development in these three cases all right with that said i will close the

465

00:53:54,720 --> 00:54:03,120

public hearing uh the board will now make a vote on these three cases first do i have a motion regarding

466

00:54:03,120 --> 00:54:11,440

annexation case ax-2025-01 it's there a motion

467

00:54:19,600 --> 00:54:24,560

i would like to present a motion that we uh annex the property um

468

00:54:24,560 --> 00:54:36,080

uh cp2025-01 no annexation case we're gonna start on annexation okay you're gonna do the annexation

469

00:54:36,080 --> 00:54:55,680

application for annexation it's uh number eight x dash 20 25 dash zero one and you were making a

470

00:54:55,680 --> 00:55:02,800

motion to approve yes is there a second mr chairman i second all right it's been properly uh motioned by

471

00:55:02,800 --> 00:55:07,600

commissioner thibodeau and second by mr mitten all those in favor please indicate by the sound of aye

472

00:55:08,720 --> 00:55:16,960

aye all those and opposed all right three to one motion carries second do i have a motion regarding

473

00:55:16,960 --> 00:55:20,480

comprehensive plan amendment case cp-2025-01

474

00:55:20,480 --> 00:55:30,240

i make a motion to approve all right there's a motion to approve by

475

00:55:32,160 --> 00:55:38,640

vice chair uh is there a second uh a second all right it was second by commissioner thibodeau

476

00:55:40,240 --> 00:55:44,320

all those in favor please indicate by the sign of aye aye all those opposed

477

00:55:44,320 --> 00:55:48,480

all those opposed

478

00:55:51,120 --> 00:55:54,160

did you vote commissioner i did and if in favor

479

00:55:55,920 --> 00:56:01,200

commissioner men did you vote as well aye in favor all right unanimous

480

00:56:02,320 --> 00:56:07,120

mr chairman who was um opposed on the annexation uh one dumas

481

00:56:07,120 --> 00:56:15,920

all right last motion do i hear a motion regarding rezoning case rz-2024-01

482

00:56:19,680 --> 00:56:25,600

oh don't get quiet now mr chairman yes i'll make a motion to approve all right have a motion to

483

00:56:25,600 --> 00:56:30,480

rule by commissioner mitten is there a second second second by vice chair all those in favor please

484

00:56:30,480 --> 00:56:36,880

indicate by the sound of aye aye aye any opposed all right mr chairman are the is the

485

00:56:36,880 --> 00:56:41,120

approval to adopt the staff's conditions or do they want to add any conditions

486

00:56:44,080 --> 00:56:46,960

to the conditions in regards to the rezoning case correct

487

00:56:50,640 --> 00:56:55,360

so i'm okay i'm glad you said that thank you i actually uh would you like me to restate yes but

488

00:56:55,360 --> 00:57:02,560

i actually have two requests for you if that's okay um i would like to do i would like to do the

489

00:57:02,560 --> 00:57:07,520

approval if you all to do it with the conditions but take out when it goes down to number two

490

00:57:08,160 --> 00:57:13,200

further if security gates are installed flat cameras shall also be installed change that language to

491

00:57:13,840 --> 00:57:20,560

flat cameras shall be installed period and this is for the rezoning for the rezoning okay

492

00:57:20,560 --> 00:57:28,560

and i would like to add a condition also that we install a traffic light

493

00:57:31,040 --> 00:57:37,520

if that interests you we want to do uh you want to add that as a condition yes okay so we're going to

494

00:57:37,520 --> 00:57:44,720

do uh flat cameras mr chairman speak yes sir uh we need to make sure that property is completely fenced

495

00:57:44,720 --> 00:57:50,080

in i didn't hear anything about anybody saying it's fenced in you want to add that as a condition yes sure

496

00:57:50,560 --> 00:58:01,600

that's it okay they already have it all right um i will now accept a motion with the uh for approval

497

00:58:01,600 --> 00:58:07,600

with the conditions set by staff and the updated conditions uh made by this commission i make a

498

00:58:07,600 --> 00:58:14,320

motion to approve yes ma'am because there was already a motion in the second may there needs to be a motion

499

00:58:14,320 --> 00:58:20,960

to amend the motion okay and then make a new motion all right so motion to amend i'll make a motion to

500

00:58:20,960 --> 00:58:25,760

amend all right i have a motion to amend the current motion by the vice chair is there a second

501

00:58:26,320 --> 00:58:30,480

seconded harrow second commissioner tibodeau all those in favor indicate by the sign of aye

502

00:58:30,480 --> 00:58:36,000

aye all right unanimous now we'll accept the new motion mr chairman i make the motion

503

00:58:36,720 --> 00:58:42,000

for rz202501 with three stipulations to approve

504

00:58:44,720 --> 00:58:51,760

i second all right i have a motion uh to approve the rezoning case with the conditions set by the

505

00:58:51,760 --> 00:58:57,600

commission and staff uh there was a motion by tibodeau oh sorry commissioner mitten is there a second

506

00:58:57,600 --> 00:59:04,080

harrow second it there's a second by commissioner tibodeau all those in favor can indicate by the sign of

507

00:59:04,080 --> 00:59:07,920

aye aye aye all those opposed unanimous

508

00:59:10,960 --> 00:59:15,760

all right the next item on tonight's agenda pertains to a subdivision development proposal for parcel

509

00:59:16,400 --> 00:59:26,000

070-01-022-001 at the southwest corner of highway 42 north and tunis road the sole case for this

510

00:59:26,000 --> 00:59:32,720

proposal is zoning modification case zm 2025-01 i will read the case in the record after that we'll hear

511

00:59:32,720 --> 00:59:40,800

presentation from staff and then we'll open it up for a public hearing uh zoning modification case zm-215-01

512

00:59:40,800 --> 00:59:46,960

properly located in council district 5 consideration of a request for a major rezoning modification at

513

00:59:46,960 --> 00:59:52,720

the southwest corner of highway 42 north and tunis road to provide for modifications to the zoning

514

00:59:52,720 --> 01:00:00,640

conditions comprising development agreement for rezoning case rz-03-45-s the purpose is to allow the

515

01:00:00,640 --> 01:00:06,720

development of a single-family detached residential subdivision the property owner is highway henry

516

01:00:06,720 --> 01:00:13,280

highway 42 the applicant is shaker ready the property is located in land lot 31 and 32 of district 7 and

517

01:00:13,280 --> 01:00:21,200

contains 27.7 more or less acres staff please yes thank you chair my name is gordon linton senior planner for

518

01:00:21,200 --> 01:00:30,720

the city of stockbridge and i'm here to present the case for zm 25-01 the case facts the applicant as

519

01:00:30,720 --> 01:00:38,320

mentioned is shaker ready the agent is mr brian massman who's here in attendance the address of the

520

01:00:38,320 --> 01:00:47,760

property is located at the southwest corner of highway 42 and tunis road the number of acres is 27.2 acres

521

01:00:48,640 --> 01:00:58,720

the parcel id number is 070-01-2022-001 the current use of the property is vacant and undeveloped but the

522

01:00:58,720 --> 01:01:05,840

layout of the approved subdivision is still visible through existing clearance the site is also heavily

523

01:01:05,840 --> 01:01:13,600

wooded across by wolf creek with two existing access points from us highway 23 the current zoning of the

524

01:01:13,600 --> 01:01:20,560

property sr and the proposed number of acres is 2.12 units per acre and the sign was posted on

june 4

525

01:01:20,560 --> 01:01:21,280
2025.

526

01:01:25,360 --> 01:01:29,760

so this is the aerial photo of the property with the subject properties shown here in yellow

527

01:01:30,400 --> 01:01:35,840

and with the red lines and across from it is the eagles landing first baptist church

528

01:01:36,560 --> 01:01:41,360

eagles landing christian academy we have several neighborhoods around the area such as highlands

529

01:01:41,920 --> 01:01:44,320

summit eagle and eagle's landing

530

01:01:47,040 --> 01:01:52,960

and this is the close-up aerial photo showing the existing layout of the gadsden crossing as you can

531

01:01:52,960 --> 01:01:58,240

see the existing layout is shown here and also here as well

532

01:01:58,240 --> 01:02:03,840

and this is the flood map showing will creek

533

01:02:10,800 --> 01:02:15,840

and this is the existing road that leads to uh one of the developments which is still uh shown

534

01:02:15,840 --> 01:02:19,840

uh which we either side visit

535

01:02:25,680 --> 01:02:28,800

and this is when we posted the signs on june 4 2025

536

01:02:32,000 --> 01:02:33,120

we posted two signs

537

01:02:33,120 --> 01:02:43,760

and this is the joint zoning map of the property as you can see it's zone sr and the surrounding

538

01:02:44,320 --> 01:02:52,160

zonings you have oi li and pud and you also have mfr and c1

539

01:02:52,160 --> 01:02:59,200

and this is the surrounding property uh property tip surrounding zoning property information

540

01:03:00,800 --> 01:03:06,480

and you also have m2 in heavy industrial henry county and you also have c3 heavy commercial

541

01:03:06,480 --> 01:03:13,680

energy county and you also have m1 henry county as well and this is the joint future land use map

542

01:03:17,840 --> 01:03:20,880

and this is the surrounding future land use destinations

543

01:03:21,920 --> 01:03:27,520

the property to the north is high density suburban henry county to the south you have high density

544

01:03:27,520 --> 01:03:34,160

suburban henry county and you have low density residential and low density mixed use and high

545

01:03:34,160 --> 01:03:35,120

density suburban

546

01:03:37,280 --> 01:03:41,760

this is the surrounding land use densities map and the subject property is shown here in red

547

01:03:41,760 --> 01:03:45,920

and it is consistent with the surrounded subdivisions in the area

548

01:03:48,160 --> 01:03:50,480

and this is the overlay map of the parcel

549

01:03:51,920 --> 01:03:54,240

showing the parkway mixes overlay district

550

01:03:57,680 --> 01:04:00,480

and we now dive into the zoning history of the property

551

01:04:01,680 --> 01:04:07,600

so the previous applicant triad investment llc originally submitted a rezoning request

552

01:04:08,240 --> 01:04:15,680

on august 8 august 18 2003 to rezone the subject property from m1 to rm2 multi-family

553

01:04:15,680 --> 01:04:21,600

residence district townhouse to construct 100 to 48 townhomes which was known as arlington

554

01:04:22,320 --> 01:04:26,640

manor at eagles landing on october 9 2003 the henry county

555

01:04:26,640 --> 01:04:31,600

municipal planning commission reviewed the application and rendered recommended approval

556

01:04:32,320 --> 01:04:37,920

subject to 13 conditions however the stockbridge city council tabled the case during this meeting

557

01:04:37,920 --> 01:04:44,240

on november 8 2003 due to an active moratorium on multi-family developments within the city

558

01:04:45,360 --> 01:04:52,240

on december 10 2003 the applicant submitted a revised rezoning request and site plan to rezone the subject

559

01:04:52,240 --> 01:04:58,720

property from m1 to r3 single-family residence to construct 73 single-family detached lots

560

01:04:59,440 --> 01:05:06,080

and on june 10 2004 the stockbridge council approved the request with 14 conditions and

561

01:05:06,080 --> 01:05:12,800

a development agreement was written and adopted soon after a preliminary site plan was prepared by

562

01:05:12,800 --> 01:05:19,040

paragon's consulting group and was submitted to henry county in june 2005 as part of the development

563

01:05:19,040 --> 01:05:26,480

review process this preliminary plan proposed 65 single family lots two designated in many areas

564

01:05:26,480 --> 01:05:31,520

a loop walking trail seven quality farms and a five foot set walk throughout the subdivision

565

01:05:33,280 --> 01:05:40,480

and they also had uh setbacks of 40 in the front and and rear and 10 on the side and the plan

566

01:05:40,480 --> 01:05:48,880

received staff approval on july 17 2006. so the development of this site began around 2006 2007

567

01:05:49,040 --> 01:05:56,000

however the global financial crisis that occurred between 2007 2009 resulted in the foreclosure of the

568

01:05:56,000 --> 01:06:06,400

site and eventually the property was purchased by henry highway 42 in 2010. so this was the proposed

569

01:06:06,400 --> 01:06:10,000

townhome that was submitted on august 8 18 2003

570

01:06:12,800 --> 01:06:17,120

and then this was the proposed subdivision submitted on december 10 2003

571

01:06:19,520 --> 01:06:24,800

and then these were the conditions that were approved by mayor council on june 14 2004 for the rezoning

572

01:06:26,960 --> 01:06:32,720

and these are the approved zoning conditions in the development agreement signed on june 14 2004

573

01:06:35,440 --> 01:06:41,840

and and and in it they had these proposed subdivision as well on june 14 2004 that was included

574

01:06:41,840 --> 01:06:48,800

and this was the site plan that was submitted by paragon consultant that was approved by henry county staff

575

01:06:49,440 --> 01:06:51,280

in july 17th of 2006

576

01:06:54,000 --> 01:07:02,720

and this was the original site development in 2006 and then the original development was in 2008 but as

577

01:07:02,720 --> 01:07:09,760

mentioned the uh the foreclosure occurred and that's when the property was um foreclosed 2010 and if you

578

01:07:09,760 --> 01:07:14,080

look at google earth you could as mentioned you could still see the layout of the subdivision

579

01:07:18,480 --> 01:07:25,360

the development information the the site the site plan that they submitted on june 10 2005 features two

580

01:07:25,360 --> 01:07:31,520

cul-de-sacs and winding streets designed to enhance traffic circulation among the residents the site

581

01:07:31,520 --> 01:07:35,760

plan also includes a mini lot to the northeast corner of the property that is equipped with 16

582

01:07:36,320 --> 01:07:41,840

amenity parking spaces a playground a male kiosk a pavilion with restrooms and the pool

583

01:07:42,560 --> 01:07:46,080

the property is divided by wool creek which runs through the center of the site

584

01:07:46,640 --> 01:07:52,960

and is protected by both a stream buffer and floodplain area these natural features divides the site into

585

01:07:52,960 --> 01:07:58,800

two main sections with 33 lots located on the western side of the creek and 26 located on the

eastern

586

01:07:58,800 --> 01:08:06,640

side of the creek the lots of houses raised in size from 72 to 12 000 square feet the site plan also

587

01:08:06,640 --> 01:08:12,400

includes three quality ponds which are designed to treat the stormwater runoff for endless wool creek

588

01:08:12,400 --> 01:08:17,200

in addition the site plan includes both drainage and utility easements which allows for the maintenance

589

01:08:17,200 --> 01:08:23,520

and installation of infrastructure uh the the currently the property is known sr which is

590

01:08:23,520 --> 01:08:29,360

designed for a low to medium density neighborhoods uh the side plan shows a 10 foot front yard setback

591

01:08:29,360 --> 01:08:36,080

30 in the rear and in the center half side yard setback two entry points are located along highway 42

592

01:08:36,880 --> 01:08:43,600

providing direct access to the this to development from this major artillery road one entrance is located in

593

01:08:43,600 --> 01:08:49,200

the northwest corner of the site serving the 33 lots on the west side of wool creek while the second

594

01:08:49,200 --> 01:08:55,040

entrance is located towards the northeast section of the site provided access to the 26 lots that are

595

01:08:55,040 --> 01:09:01,360

located on the eastern side of wool creek and both entrance access points in the neighborhood's internal

596

01:09:01,360 --> 01:09:06,800

street network according to the letter from the henry county water authority which was received on april 29

597

01:09:06,800 --> 01:09:14,160

2025. public order and service is available for the proposed development however the service provision

598

01:09:14,160 --> 01:09:20,560

is contingent upon the re-permitting of the gasoline crossing development so these are the requested

599

01:09:20,560 --> 01:09:26,240

changes to the development agreement um condition four was that one-third of the single-story home

600

01:09:26,240 --> 01:09:34,560

shall be a minimum of 2500 square feet instead they want to change it to one-third of the single-story home

601

01:09:34,560 --> 01:09:42,000

shall be a minimum of 2400 square feet and the reason being is uh 2000 a 2400 square foot home may not

602

01:09:42,000 --> 01:09:51,840

fit on all lots and on condition six the home exteriors uh included three-sided brick stone or 75 brick stone

603

01:09:53,680 --> 01:09:58,560

instead they want to change that to the home front of the home shall be a mixture of 50 percent break or

604

01:09:58,560 --> 01:10:04,400

stone and hardy plank or cementious fiber sided with a brick or stone water table on the two sides of the home

605

01:10:05,200 --> 01:10:10,640

and the reason is to be marketable and compete with a similar new development site in the area

606

01:10:12,640 --> 01:10:17,600

condition 10 was that the hardwood street plant hardwood street trees required throughout the

607

01:10:17,600 --> 01:10:25,040

development they want to change that to shall only be required along highway 23 slash 42 and the reason

608

01:10:25,040 --> 01:10:31,600

is the distance between the front exterior and the street is limited no condition number 12 was that no

609

01:10:31,600 --> 01:10:39,280

minimum landscape strip width between the sidewalk and the curse specified instead the landscape

610

01:10:39,280 --> 01:10:44,800

strip between the curb and the four foot sidewalk shall be minimum of 24 inches along all public streets

611

01:10:45,360 --> 01:10:48,400

and the reason being is the amount of space is needed for the utilities

612

01:10:49,920 --> 01:10:55,680

condition number 14 council approval required for all home plans they want to change that to home plan

613

01:10:55,680 --> 01:11:00,080

approval shall be issued by the director of community planning or other staff prior to the issuance

614

01:11:00,880 --> 01:11:06,400

of approval of final plat and that's basically for to streamline the approval and allow administrative

615

01:11:06,400 --> 01:11:13,760

level review and finally two condition number 20 which is two amenity areas with extensive requirements

616

01:11:13,760 --> 01:11:21,280

trail pavilion bathhouse divided playground pools grills trash parking instead they want to have one amenity

617

01:11:21,280 --> 01:11:26,800

lot should include a pool cabana playground and parking lot and that's to further clarify the development

618

01:11:26,800 --> 01:11:30,320

agreements vague description of the development amenities package

619

01:11:34,160 --> 01:11:40,080

so we also review the site plan uh comparison we route between 2005 and 2025

620

01:11:40,080 --> 01:11:54,400

and this is the site plan shown here uh over here it has the amenities lot and it has 16 amenity parking spaces

621

01:11:56,320 --> 01:12:04,880

and a male kiosk centralized kiosk is located here where my cursor is and they also have open space and amenity lot

622

01:12:04,880 --> 01:12:15,360

and this is the comparison analysis uh with the site plans uh they went from 65 to 59 uh the track one

623

01:12:15,360 --> 01:12:24,800

of north quick is they're both 29 and the south of wool creek was uh 2005 was 36 now it's 20 29 uh the

624

01:12:24,800 --> 01:12:33,520

minimum lot size went from 10 000 square feet to a mixture of 10 500 square feet and some exceeding 40 000 square feet

625

01:12:33,520 --> 01:12:41,360

and these are the setbacks they the setbacks they changed a bit uh they had the same entrances the

626

01:12:41,360 --> 01:12:48,560

sidewalks um five foot seven walks throughout as far as their walking trail they did have a walking trail

627

01:12:48,560 --> 01:12:57,280

in 2005 um they're open to keeping the walking trail and they also include a male kiosk which was not

628

01:12:57,280 --> 01:13:00,880

included in the 2005 site plan um but it is in here

629

01:13:03,520 --> 01:13:08,720

and the renderings these are the renderings and they want to build it similar to the winding creek development

630

01:13:13,680 --> 01:13:17,360

this is the clubhouse this is the male kiosk and this is the clubhouse

631

01:13:20,000 --> 01:13:25,920

um staff analysis the request of the as far as the reasonableness of the applicant's request

632

01:13:25,920 --> 01:13:30,320

the request to update the original development agreement for gas and crossing is reasonable

633

01:13:30,320 --> 01:13:35,840

because the plan is over 20 years old and no homes were ever built due to the 2008 crash crash

634

01:13:35,840 --> 01:13:43,360

financial crisis the changes reflect upon modern houses trends like slightly smaller home sizes new

635

01:13:43,360 --> 01:13:49,440

exterior materials and updated lands landscaping the updates don't change the overall plan but add clarity

636

01:13:49,440 --> 01:13:54,960

and new features like a male kiosk suitability for the proposed development the revised site plan

637

01:13:54,960 --> 01:14:01,280

and changes are good fit for the sr zoning district reducing the home size from 25 to 2400 square feet

638

01:14:01,280 --> 01:14:06,880

for some home matches nearby neighborhoods landscaping updates such as limiting street

639

01:14:06,880 --> 01:14:13,280

streets to highway 42 and adding a 24-inch utility street with improved safety and access

640

01:14:13,840 --> 01:14:19,840

and the new plan also adds a pool pavilion playground restroom and a male kiosk and these updates

641

01:14:19,840 --> 01:14:25,680

help move the project forward while keeping a strong design as far as the effects on the surrounding

642

01:14:25,680 --> 01:14:31,680

properties and infrastructure the proposed changes are not expected to harm nearby properties or city

643

01:14:31,680 --> 01:14:37,760

infrastructure the site is surrounded by a mixture of industrial commercial church school and residential

644

01:14:37,760 --> 01:14:42,960

uses two entry point two entrances on highway 42 was served the development

645

01:14:42,960 --> 01:14:50,320

development uh which had a traffic count of three fifteen hundred three hundred vehicles per day uh 2023

646

01:14:52,880 --> 01:14:57,760

and stormwater would be handled by quality pods and developer is open to include the walking trail as

647

01:14:57,760 --> 01:15:06,560

mentioned and the density as mentioned is balanced with the surrounding subdivisions and staff recommends approval

648

01:15:06,560 --> 01:15:15,040

uh with conditions um one-third of the one-story homes shall have a minimum of 2400 square feet of the heated space rather than originally

649

01:15:16,480 --> 01:15:24,400

required 2500 square feet the front elevation of all homes shall include shall consist of a mixture of 50 percent brick or stone

650

01:15:24,880 --> 01:15:29,520

and hardy plank or cementric siding with a brick or stone water table along both sides of the home

651

01:15:29,520 --> 01:15:40,000

one three hardwood street street shall be required only along highway 42 four a minimum 24 inch nancy script

652

01:15:40,000 --> 01:15:45,280

shall be maintained between the back of the curb and the four foot sidewalk along all public streets

653

01:15:46,080 --> 01:15:52,400

five one designated amenities slash include a swimming pool cabana or covered pavilion playground parking

654

01:15:52,400 --> 01:16:02,080

area six a centralized mailbox make sure shall serve the entire development seven the developers shall comply with

655

01:16:02,080 --> 01:16:09,440

all other requirements of the approved zoning case rz 345 s including the original development agreement

656

01:16:09,440 --> 01:16:16,880

adopted on june 14 2004. eight clock safety cameras shall be installed at each entrance of the subdivision

657

01:16:17,600 --> 01:16:22,240

nine attainable sidewalks shall be installed along the highway for 42 frontage of the subject

658

01:16:22,240 --> 01:16:28,160

property and ten the subject property shall be developed in substantial conformance with the

659

01:16:28,160 --> 01:16:34,960

revised site plans titled gadsden subdivision site plan prepared by acura engineer and dated june 10 2025.

660

01:16:36,000 --> 01:16:40,160

and that concludes my presentation thank you gordon are there any questions for staff on the board

661

01:16:42,160 --> 01:16:50,080

yes i have a question go ahead sir excuse me there is railroad tracks behind that property uh what what are we

662

01:16:50,080 --> 01:16:58,000

planning on doing this for us uh some type of sound barrier uh that's something to be considered uh i'm

663

01:16:58,000 --> 01:17:04,400

just putting it out there to see if we have anything related to that let me let me confirm with staff on

664

01:17:04,400 --> 01:17:11,840

that we have a a quiet zone in the city correct it's just for downtown only though uh the applicant will

665

01:17:11,840 --> 01:17:16,800

we'll have we'll have to address mr two of those questions as far as sound barrier but there are no

666

01:17:16,800 --> 01:17:24,560

requirements uh in the code for a sound barrier uh but the quiet zone is just downtown gotcha

667

01:17:25,520 --> 01:17:32,720

um i'll let the applicant answer that um any other questions for staff all right is the applicant present

668

01:17:32,720 --> 01:17:38,160

is the applicant present please come up and say your name and address for us please

669

01:17:44,880 --> 01:17:54,080

my name is brian marshburn and uh doing this on behalf of shaker ready uh thank you that's a bit better

670

01:17:55,360 --> 01:18:00,960

uh gordon thank you for such a great presentation i think gordon hit all the highlights i'm not going to

671

01:18:00,960 --> 01:18:10,320

really review what he just went over in quite detail um basically the neighborhood was developed it failed

672

01:18:11,600 --> 01:18:20,960

it was purchased by shaker ready and a group of investors he's held it for a while we intend to

673

01:18:20,960 --> 01:18:30,160

redevelop the property um basically the the current entitlements are already there we're only amending

674

01:18:30,160 --> 01:18:36,640

or modifying the zoning that's in place so really the requests that we have in this list are

675

01:18:36,640 --> 01:18:43,520

modifications to the existing development agreement that was approved in 2004. so i'm not really i'm

676

01:18:43,520 --> 01:18:48,640

really making it better to be honest with you uh our our request is to reduce the number of lots

677

01:18:49,280 --> 01:18:56,320

because the lots that were previously proposed with the gadsden's crawlson site plan that was prepared

678

01:18:56,320 --> 01:19:05,840

by paragon development some of those lots aren't even buildable they're quite small and the reason for

679

01:19:05,840 --> 01:19:14,800

the request for the drop down from 2500 square feet to 2400 square feet is math six times four is 24

680

01:19:14,800 --> 01:19:24,320

so 60 by 40 ranch style home won't fit easily on a 60 foot lot with seven and a half or ten foot setbacks on either side

681

01:19:24,320 --> 01:19:31,040

therefore we ask for a slight reduction from 2500 square foot to 2400 square foot to fit on some of

682

01:19:31,040 --> 01:19:39,040

the larger lots um the flock camera we're okay with that that's something new new technology that's great

683

01:19:39,760 --> 01:19:45,840

the only thing that i would ask for some grace from the staff recommendations would be for the 10 foot

684

01:19:45,840 --> 01:19:52,720

wide sidewalk along highway 41 and there is a proposed that's not proposed it's already in the budget

685

01:19:52,720 --> 01:20:02,960

the widening of highway 42 which will occur between 2026 and 2028 and we were more than happy to prepare

686

01:20:02,960 --> 01:20:08,400

the sidewalks all the way up to highway 42 but right now there's nowhere for them to connect to

687

01:20:08,400 --> 01:20:15,520

so essentially it'll be a 10 foot sidewalk to nowhere we're happy to you know work by putting in some

688

01:20:15,520 --> 01:20:20,880

crossing information to get from one side of the highway to the other because we do anticipate people

689

01:20:20,880 --> 01:20:28,880

walking from this community over to eagles anti-babbas church that's all i have i'm happy to answer your

690

01:20:28,880 --> 01:20:38,400

questions you refuse to put in a 10 foot sidewalk you have problems at council have problems at council yeah

691

01:20:38,400 --> 01:20:45,360

there's a a trailway master plan and they're requiring all uh new developments to have a 10 foot wide sidewalk

692

01:20:45,360 --> 01:20:51,200

along the front even if even if it appears to go nowhere the theory is that somebody else will

693

01:20:51,200 --> 01:20:56,320

one day develop something that would eventually connect could we make it smaller like a five foot

694

01:20:56,320 --> 01:21:05,520

wide sidewalk okay so so as long as so long as i do it on the subject property for the subject property

695

01:21:05,520 --> 01:21:17,120

okay it just it doesn't connect anywhere on the north side it's a recycling facility

696

01:21:20,800 --> 01:21:21,280

so be it

697

01:21:25,040 --> 01:21:27,920

i mean you can actually reduce that council i i will

698

01:21:27,920 --> 01:21:37,760

okay i just it doesn't i mean it's just sometimes i wonder who put these uh sidewalks to nowhere

699

01:21:37,760 --> 01:21:44,320

programs in place maybe it was a concrete lobbyist that's a funny joke sorry any other questions from

700

01:21:44,320 --> 01:21:52,400

the board for the applicant uh yes i didn't get any response uh well i didn't ask the question what about

701

01:21:52,400 --> 01:21:58,960

uh railroad tracks in the rear as far as uh some type of sound barrier do you have anything set up for

702

01:21:58,960 --> 01:22:06,880

that i do not that's something i would consider because you know there's a train that passed in the

703

01:22:06,880 --> 01:22:11,680

rear of the property on winding creek subdivision which is the long campground road on both sides of

704

01:22:11,680 --> 01:22:16,560

campground road there's a whole nother subdivision that was just built on the north side of campground

705

01:22:16,560 --> 01:22:23,840

road there's no sound barrier there nor is there one on camp on uh winding creek nor is there one in

706

01:22:23,840 --> 01:22:31,040

eagles landing there's a large burn that separates the two neighborhoods so there's a berm that goes up

707

01:22:31,040 --> 01:22:35,920

to eagles landing there's a berm that goes up to the subject property and the railroad is in a valley

708

01:22:35,920 --> 01:22:42,880

that goes down through there um to be quite frank the real really bottom line of us continuing to

709

01:22:42,880 --> 01:22:50,720

to pursue a residential development here is the city uh staff about five six years ago long before

710

01:22:50,720 --> 01:22:56,400

covid that's how long i've been working with this property uh did not want to see us revert the zoning

711

01:22:56,400 --> 01:23:03,600

back to industrial we did have a lumber yard that wanted to go here so therefore we're trying to make

712

01:23:03,600 --> 01:23:11,040

the property marketable and we kindly request these slight modifications to the existing zoning

713

01:23:13,280 --> 01:23:18,880

but you know i understand your your thought process with the sound barrier but that's a pretty

714

01:23:18,880 --> 01:23:26,880

significant improvement it is but it's something to consider as we move forward in the future

715

01:23:26,880 --> 01:23:35,440

as far as building homes and having people come in and uh set up shop but at the same time sometimes

716

01:23:35,440 --> 01:23:40,720

people come in they find out that hey i didn't know the train was passing back there you know of course

717

01:23:40,720 --> 01:23:45,440

that's not something you're probably going to be telling individuals when they move in that's just

718

01:23:45,440 --> 01:23:52,000

something i'm saying to consider if nothing else understand thank you commissioner thank you

719

01:23:53,200 --> 01:24:02,160

commissioner yes a few questions um so hoa plans for an hoa yes okay and in the covenant of the hoa

720

01:24:02,160 --> 01:24:08,080

understand the city has a cap of 10 percent on the rentals leases with the fee simple sold properties okay

721

01:24:08,080 --> 01:24:15,040

um any community engagement i know that this is kind of a long-going thing but now that it's kind of

722

01:24:15,040 --> 01:24:20,800

reinvigorated some life into it um letters gone out to the community surrounding communities uh

723

01:24:20,800 --> 01:24:29,680

community forum speak with the local residents uh we you know we had a community forum meeting uh

724

01:24:29,680 --> 01:24:36,320

several weeks ago i was here to present uh unfortunately we sent the letters and i don't

725

01:24:36,320 --> 01:24:45,040

think anyone appeared okay so okay um the the project kind of is kind of an island really um you

726

01:24:45,040 --> 01:24:51,520

don't have any residential right there uh there is residential diagonal across the street um but

727

01:24:51,520 --> 01:24:58,480

i think this subdivision would be somewhat uniform to what's already there across the street okay i

728

01:24:58,480 --> 01:25:03,200

was questioning because it looked like there might have been residences to the west um it would

729

01:25:03,200 --> 01:25:09,280

basically butt up to the to the there's there's there's a good bit of distance between there i mean

730

01:25:09,280 --> 01:25:14,720

they're not going to go walking through there there's a railroad track one last question so um

731

01:25:16,320 --> 01:25:20,960

assuming that it moved forward and went through city council approval timelines for actually turning

732

01:25:20,960 --> 01:25:30,560

of dirt starting sure um the land disturbance permits expired so therefore the developer shaker would have

733

01:25:30,560 --> 01:25:38,560

to uh resubmit development plans to be in the the previous plan that was approved the old site plan

734

01:25:39,360 --> 01:25:46,160

the lots are too narrow so all that gets changed i mean in the eyes of the city all that would be a

735

01:25:46,160 --> 01:25:52,240

new submittal so that you're probably talking i don't i don't foresee it happening until march

736

01:25:52,240 --> 01:26:00,560

26 26 okay all right no further questions thank you thank you let me ask a quick question is the

737

01:26:00,560 --> 01:26:07,440

subdivision split because of the creek yes so is there is there an entrance on both sides yes okay so

738

01:26:07,440 --> 01:26:14,320

yeah and the reason that we request to reduce the the two amenities packages is it there's in the old

739

01:26:14,320 --> 01:26:20,880

development agreement it was really vague and it just said um an amenities package shall serve each section

740

01:26:20,880 --> 01:26:29,920

so as we talked with uh ryan the development director here it just seems like it would be a burden

741

01:26:29,920 --> 01:26:34,720

for a small neighborhood like that to have to support two amenities packages so instead of having two

742

01:26:34,720 --> 01:26:41,440

pools and two clubhouses and each side's only going to be like 30 lots roughly there's it's kind of like

743

01:26:41,440 --> 01:26:45,840

too much well i think the package never really required a pool you could have done because i saw you

744

01:26:45,840 --> 01:26:50,960

we have on here a pool a park right all in one section you could have split up park on this side

745

01:26:50,960 --> 01:26:56,080

pool on this because i don't see i'm just looking at the layout and i know it's been what 21 years

746

01:26:56,080 --> 01:27:03,360

since it's really been laid out um why the the amenities are all on the right side of the of the uh

747

01:27:03,360 --> 01:27:08,560

entire development whether it's good or not and then you have your uh your mailboxes if you're going

748

01:27:08,560 --> 01:27:13,920

to do centralized mailboxes i know i thought about that i mean it was an afterthought during the meeting but

749

01:27:13,920 --> 01:27:19,840

we would be willing to move uh and i mean a kiosk for a mailbox isn't that expensive so we could put

750

01:27:19,840 --> 01:27:26,800

another kiosk over on the other side absolutely great yeah so i could we could put another set over

751

01:27:26,800 --> 01:27:35,200

by the pool okay yeah that's fine i i now would you all also be okay with go ahead uh possibly keeping

752

01:27:35,200 --> 01:27:40,240

the pool on the right side but putting the playground on the opposite side if there were room so the the

753

01:27:40,240 --> 01:27:46,800

north side of the first slot when you pull in the neighborhood is uh misdrawn so i could put a

754

01:27:46,800 --> 01:27:52,160

playground there gotcha i mean it's not me doing it just put it on the drawing so yeah any other

755

01:27:52,160 --> 01:27:58,480

questions from the board but i i mean i prefer to keep it all in together if it's possible i mean

756

01:28:00,080 --> 01:28:05,600

any other questions from the board all right thank you sir thank you i'm going to now open this up

757

01:28:06,480 --> 01:28:11,280

for a public hearing is there anyone here to speak in favor of this of this case

758

01:28:12,480 --> 01:28:17,280

anyone to speak in favor hearing none anyone here to speak against this case

759

01:28:18,400 --> 01:28:23,440

anyone here to speak against this case yes sir please may come up to the podium state your name and

760

01:28:23,440 --> 01:28:29,680

address make sure you come to the mic for me

761

01:28:29,680 --> 01:28:38,160

it looks it looks like it's a good project say your name and address clay henderson uh 702 summer

762

01:28:38,160 --> 01:28:44,960

brook court i'm immediately across the railroad tracks from this this development and uh just had

763

01:28:44,960 --> 01:28:54,560

some some questions and the biggest thing i think for me is a security concern um we have industrial

764

01:28:54,560 --> 01:29:01,600

behind us across the track and we have well i guess it's really some form of industrial all the way

765

01:29:01,600 --> 01:29:08,480

down and the old road if you look at the the map on if you're facing the project on 42 on the right

766

01:29:08,480 --> 01:29:16,480

side that old road passage used to cross the railroad track there that used to be the crossing and it comes

767

01:29:16,480 --> 01:29:25,920

into my backyard so there is um a rise of some sort but my concern is having people in that community

768

01:29:25,920 --> 01:29:31,840

you know sidewalks are so important because of people walking i get that i'm concerned about them

769

01:29:31,840 --> 01:29:39,360

walking down the track and then that if now not to assume that anybody's evil-minded but that once you

770

01:29:39,360 --> 01:29:45,680

cross that railroad track that is a very tempting area you know and i'm just that's that's a concern

771

01:29:45,680 --> 01:29:52,800

for me and i i agree with mr thibodeau i think we ought to have a buffer wall about 13 14 feet high

772

01:29:53,360 --> 01:30:01,520

where nobody can cross it i say that lightheartedly but i seriously i do have a concern about the back

773

01:30:01,520 --> 01:30:09,040

access of that property into our community there because it is an easy access you know right we've got

774

01:30:09,040 --> 01:30:16,560

children that play right there and and um they're very expensive homes you know the home um immediately

775

01:30:17,920 --> 01:30:23,200

to the right of me just sold last year for a million three and that's you know i just think it's a

776

01:30:23,200 --> 01:30:29,360

i don't want to say targeting and not that anybody would but i think maybe having some uh it's always a

777

01:30:29,360 --> 01:30:36,080

concern with the number of renters potentially and they don't take care um i don't want to say don't

778

01:30:36,080 --> 01:30:40,640

take care they don't have the same mindset as a homeowner you know there in the neighborhood so

779

01:30:41,520 --> 01:30:49,120

that was just one one one thought just to consider some sort of uh and i don't want to raise any any

780

01:30:49,120 --> 01:30:56,160

additional cost for them but i i just a thought for safety or you know security on the back side where

781

01:30:56,160 --> 01:31:03,200

that track is between there at the neighborhood um and then um we i think you mentioned rentals

782

01:31:03,200 --> 01:31:11,920

um maybe capping that at 10 percent or something like that um that would be fun and um so the the

783

01:31:11,920 --> 01:31:18,560

revision from one third of the of the homes from 2500 feet to 2400 feet what about i never did see

784

01:31:18,560 --> 01:31:22,880

anything and i may have just missed this what about the other two-thirds i mean is that a minimum

785

01:31:22,880 --> 01:31:28,720

throughout the entire community uh i never saw a reference that addressed the other two-thirds

786

01:31:28,720 --> 01:31:39,520

i'm sure there's no there's no there's no amendment the only request was to make the 2500 square foot

787

01:31:39,520 --> 01:31:47,600

ranch style homes down the 2400 square feet because 2500 square foot just a magical setbacks

788

01:31:47,600 --> 01:31:53,600

and plot okay some of these plots like yeah they put together they went they were screwed

789

01:31:53,600 --> 01:31:55,680

in the offshore they were like yeah yeah

790

01:32:08,640 --> 01:32:15,040

so i guess my question i'll rephrase it is the minimum square footage of 2400 is that overall

791

01:32:15,680 --> 01:32:22,000

because it was only mentioned as to be two-thirds of the property of the properties would be a

792

01:32:22,000 --> 01:32:29,280

minimum of 2400 my my question is there's still a remaining two-third that i don't know you know

793

01:32:29,280 --> 01:32:35,680

where that lands so i guess that's my question they wouldn't be smaller than 2400 so that's a minimum

794

01:32:35,680 --> 01:32:43,280

throughout okay so that's really my only my only question was just the the to consider something and

795

01:32:43,280 --> 01:32:47,760

i don't know what that resolution is but just some something along that railroad track just as a

796

01:32:47,760 --> 01:32:53,200

a protective buffer between both communities you know so i mean these people want to have some

797

01:32:53,200 --> 01:32:58,880

safety coming and going both ways okay so thank you yes sir thank you as you leave could you please

798

01:32:58,880 --> 01:33:03,120

fill out that form there and hand it over to staff is there anyone else that i would like to speak

799

01:33:03,120 --> 01:33:06,960

against in this case all right i'm going to close the public hearing

800

01:33:10,080 --> 01:33:14,560

mr chairman yes sir i just want to clarify a statement that was made so my my request to the

801

01:33:14,560 --> 01:33:20,400

developer was i understand the city's cap on rentals is 10 percent i was asking for an hoa

802

01:33:20,400 --> 01:33:28,640

amendment of the covenant that would actually restrict rentals if the applicant would be

803

01:33:31,200 --> 01:33:40,160

okay with that is the applicant okay with that um i'm gonna okay uh i do all right we've closed the

804

01:33:40,160 --> 01:33:45,040

public hearing so now the board will not take a vote uh i know we have some staff recommendations and

805

01:33:45,040 --> 01:33:51,760

so i actually have some questions on that for the for the board um i definitely want to make sure

806

01:33:54,480 --> 01:34:00,480

item number three hardwood street trees uh shall be required only along the highway is that the

807

01:34:00,480 --> 01:34:06,960

current trees there no we'll put them in the United States okay um

808

01:34:06,960 --> 01:34:15,680

um so i'd actually like for the board to probably reconsider that to actually have hardwood trees

809

01:34:15,680 --> 01:34:20,000

throughout the entire development just to have some environmental justice and some environment and

810

01:34:20,000 --> 01:34:27,920

friendly opportunities there um uh number six the applicant has already agreed to add a centralized

811

01:34:27,920 --> 01:34:34,480

mailbox on both sides since the development is split and then we already talked about the 10 foot

812

01:34:34,480 --> 01:34:39,200

10 foot wide sidewalk which is really non-negotiable on our side as that's our comprehensive plan

813

01:34:39,200 --> 01:34:44,240

but at this time i'll make them i'll accept a motion in regards to the zoning modification case

814

01:34:44,240 --> 01:34:50,320

i have one more question to ask you know i noticed we never say anything about uh fishing the property

815

01:34:50,320 --> 01:34:56,800

in uh you're right i was just about to say that yeah it's right here too you know i mean he's talking

816

01:34:56,800 --> 01:35:04,240

security i'm looking at security too uh we need to create some form of uh divide

817

01:35:04,240 --> 01:35:11,120

against any uh elements that shouldn't be there let me just say that empty come in the front

818

01:35:11,120 --> 01:35:15,440

with the flyer camera that's one thing but we got the rear and we got the sides

819

01:35:18,320 --> 01:35:25,600

so i will i'll accept or if you would like to add that as a a condition to add um fenced in the

820

01:35:25,600 --> 01:35:32,720

balcony and the sides of the development okay yes sir uh is there any more discussion in regards to it

821

01:35:32,720 --> 01:35:39,280

i'll now accept a motion uh you want me to reread it okay well we don't have a

822

01:35:42,960 --> 01:35:45,120

i don't know attorney can he say something now we're voting

823

01:35:47,920 --> 01:35:52,080

uh the applicant is asking i know we're now in the discussion of voting can the applicant come

824

01:35:52,080 --> 01:35:55,360

back since i closed the hearing

825

01:36:03,600 --> 01:36:04,640

i'll allow come on

826

01:36:09,600 --> 01:36:18,080

thank you so the property the topography of the property it goes up on the uh call it south side

827

01:36:18,080 --> 01:36:24,720

of the property where the uh that's fluid drive there's a industrial building back there there's

828

01:36:24,720 --> 01:36:30,080

actually two industrial buildings back there and a vacant industrial lot the fronts on to 42 there's a

829

01:36:30,080 --> 01:36:36,080

school there and in front of there there's a commercial lot and it goes down and then on the north side it

830

01:36:36,080 --> 01:36:43,680

goes back up and along the back of the property there's a berm so my proposal would be if you're okay

831

01:36:43,680 --> 01:36:50,080

with this would be to put a install a fence along the back of the property and come up maybe
say 50

832

01:36:50,080 --> 01:36:56,000

feet into the back corners of the uh back corner lots to go all the way across the flak the

833

01:36:57,360 --> 01:37:03,120

the railroad tracks and then back up and then if uh the residents wanted to infence the rest of
the

834

01:37:03,120 --> 01:37:05,840

neighborhood or the hoa wanted to do that they could do that on their own

835

01:37:05,840 --> 01:37:13,040

that then you would have this barrier that you couldn't just go walk across the railroad tracks

836

01:37:13,040 --> 01:37:18,480

there i would ask the uh homeowner that lives back there how does he feel about that

837

01:37:20,320 --> 01:37:24,160

in the rear no one in the rear thumbs up or down

838

01:37:26,800 --> 01:37:30,560

because none of the other neighborhoods that have joined this railroad track have a fence

839

01:37:30,560 --> 01:37:37,440

so okay thank you so much sir thank you uh if you can make that suggestion i mean whether

840

01:37:38,160 --> 01:37:41,520

city council accepts it or not you can put a condition on there

841

01:37:43,680 --> 01:37:48,640

would you like to move forward with your condition yes i'd like to have that condition but also
what he

842

01:37:48,640 --> 01:37:57,920

said then uh if we need to have the hoa put the rest of it up that would be a condition also if
needed

843

01:37:57,920 --> 01:38:03,280

so would you like your condition to be the first one you said which is uh fencing it in around

the

844

01:38:03,280 --> 01:38:08,960

sides in the back or what the applicant just suggested which would be a 50-foot uh fence around

845

01:38:08,960 --> 01:38:17,120

the back of the railroad and the hoa i would go with the applicant and then also uh put some

846

01:38:17,120 --> 01:38:22,000

requirements through the hoa if they haven't won that they can finish the rest of it

847

01:38:22,000 --> 01:38:29,520

i think that's fair gotcha do you want me to read those back in for you you would have to um

848

01:38:30,480 --> 01:38:35,200

i don't think you can put stipulation on the hoa you would have to put that uh those conditions

849

01:38:35,200 --> 01:38:39,120

on the developer he would have he would have to install that fence on the construction phase

850

01:38:39,920 --> 01:38:44,800

well we can go with what he said but at the end of the day he would have control over the hoa

851

01:38:44,800 --> 01:38:50,800

because their votes would trump anybody else while they're building the homes anyway so he still could put up

852

01:38:50,800 --> 01:38:58,800

the fence uh through the hoa so we're going to move forward with the we'll do it the way the

853

01:38:58,800 --> 01:39:03,280

applicant uh wrote how we wrote it out i'm going to read them back to staff so that y'all can have

854

01:39:03,280 --> 01:39:09,040

the conditions amended by the uh by the commission uh the first one stays the same the second one

855

01:39:09,040 --> 01:39:14,240

stays the same the third one would be hardwood street trees to go throughout the entire development

856

01:39:14,240 --> 01:39:20,640

not just along the highway uh the fourth and fifth stay the same number six is two mailboxes on each

857

01:39:20,640 --> 01:39:28,160

side of uh the development seven eight nine and ten stays the same we want to add a condition which

858

01:39:28,160 --> 01:39:34,480

would be number 11 which would be for the development to install a fence a 50-foot fence around the back

859

01:39:34,480 --> 01:39:48,480

around the railroad portion of the development and the hoa will decide the rest

860

01:39:48,560 --> 01:39:51,600

i don't say that we we closed public hearing um

861

01:39:51,600 --> 01:39:59,440

uh are we good staff we good

862

01:40:05,200 --> 01:40:13,200

sorry um so we have just just three number three uh hardwood trees throughout the entire development

863

01:40:13,200 --> 01:40:21,360

not just on highway 42 number six which is two centralized mailbox banks not not one one on each

864

01:40:21,360 --> 01:40:28,560

side of development and then adding a condition which is number 11 will be number 11 which is

865

01:40:28,560 --> 01:40:35,840

which is to install a 50-foot fence uh to block the railroad in the back of the development mr chairman

866

01:40:35,840 --> 01:40:42,000

yes sir unless i heard incorrectly i don't think that's what he said is that now what he said

867

01:40:42,000 --> 01:40:48,560

install a fence across the back and then go up 50 feet on the side so it's up 50 feet on the sides okay

868

01:40:48,560 --> 01:40:56,320

let me correct that 11 is install a fence on the back and go up 50 feet on the sides thank you for that

869

01:41:01,840 --> 01:41:08,880

commissions i will now accept a motion yes sir mr chairman i make the motion that we approve zm

870

01:41:08,880 --> 01:41:17,840

2025-01 with staff conditions including changes and uh condition number 11 for security fencing

871

01:41:18,560 --> 01:41:23,040

all right i have a motion to approve the rezoning modification cave with staff and commission

872

01:41:23,040 --> 01:41:29,600

recommendations i'm thinking that how all right it's a motion by uh commissioner mittens second by

873

01:41:29,600 --> 01:41:33,840

commissioner tibodeau all those in favor indicate by the sound of aye aye aye any opposed

874

01:41:34,800 --> 01:41:40,880

so moved the next item on tonight's agenda is project updates ryan do we have any project updates

875

01:41:41,600 --> 01:41:47,440

no project updates any staff updates well uh we'll be uh coming up with rfp to

876

01:41:48,720 --> 01:41:55,120

update some things in the udc uh within a couple of weeks so that's one project that'll be ongoing

877

01:41:55,600 --> 01:42:02,960

udc updates okay looking forward to that any staff comments yes i would like to introduce our new staff

878

01:42:02,960 --> 01:42:08,640

person chief planner she's from houston texas her name is miss veronica green welcome to the team

879

01:42:08,640 --> 01:42:16,240

ms green looking forward to what you can do for us uh next item on the agenda is board comments do i have

880

01:42:16,240 --> 01:42:24,160

any board comments now i have a few um first i want to thank our staff for a successful half year mark

881

01:42:24,160 --> 01:42:29,920

we're making a lot of progress on this commission with you all um secondly i want to wish a happy birthday

882

01:42:29,920 --> 01:42:35,280

to our vice chair and thank you for your willingness to serve on your birthday so happy birthday to you

883

01:42:35,280 --> 01:42:41,040

um and then third ryan and i and ms zinovia worked hard to get this commission finally some t-shirts

884

01:42:41,040 --> 01:42:45,280

or some polos for the commission so if you can at the end of the meeting after adjournment go see

885

01:42:45,280 --> 01:42:51,120

gordon to pick up your shirt um at this time it is now 8 13 and i'll accept a motion to adjourn

886

01:42:51,920 --> 01:42:57,600

mr chair and i move to join the meeting all right motion i second harrell motion by mr dumas second by

887

01:42:57,600 --> 01:43:14,000

mr tibodeau all those in favor indicate by the sound of aye aye all right so moved have a good night