

WALTON COUNTY PLANNING COMMISSION
March 6, 2025

MEMBERS PRESENT: Tim Hinton, Michelle Trammel, John Pringle, Timothy Kemp, Wesley Sisk, Josh Ferguson & Chris Alexander

MEMBERS ABSENT: All members were present.

PLANNING & DEVELOPMENT OFFICIAL: Kristi Parr and Tracie Malcom

Chairman Tim Hinton called the meeting to order.

Josh Ferguson opened with prayer.

APPROVAL OF MINUTES: Timothy Kemp made a Motion to approve the minutes of February 6, 2025, with a second by Wesley Sisk. The minutes were approved unanimously.

OLD BUSINESS:

1. Z24-0067- Rezone 6.63 acres from A1 to A to raise “show quality” poultry/fowl & parrots-Applicant/Owner: Igor Mitrovic-Property located on 2435 Daniel Cemetery Rd/Map/Parcel C1200177-District 6.

Presentation: Igor Mitrovic represented the case. He wants to rezone his property from A1 to A to raise pet parrots. He wants to do limited poultry, but his main focus will be pet parrots. There will be no changes to the front of the property and the property will remain residential. There will be no employees or customers visiting the property. He stated that the noise is equivalent to songbirds and the louder species are housed in one barn which is heavily shielded by bamboo thicket to minimize the sound. There is supplemental automated lighting, and this will be on until 8:00 p.m. at the latest. The bird enclosures are sheltered, dry and kept clean and there is no manure smell. The waste is minimal, a newspaper is put in the bottom of the cages and is changed out and is put in the trash which is equivalent to household trash. Mr. Mitrovic stated as far as neighboring property owners – Denise Joseph/Roy Kishun who live at 2455 Daniel Cemetery Road has no concerns regarding the rezone and has submitted a statement of approval. Shannon & Cassie Byron, who lives at 2415 Daniel Cemetery Road, which is 2 houses down from this property, has no concerns regarding rezone and has submitted a statement of approval. Michael Brooks, whose property abuts up to the rear of this

property gave a verbal to the Applicant that he has no concerns regarding the rezone.

Andrew Hutchins, who lives at 2425 Daniel Cemetery Road, was at the last meeting and he was concerned about the smell of 1,000 chickens. The previous property owner housed chickens, but he is not having a chicken farm. Mr. Mitrovic stated he explained to Mr. Hutchins and Mr. Brooks about the show birds and they both went to the property to see the structures and where the birds are housed. Concerns were addressed and a statement of approval was submitted. Mr. Mitrovic stated that he was requested to get a survey done which he did, and he submitted a site plan showing the bird enclosures. He stated that the barns to the right of the property are requesting a Variance since the barns are close to the property line. There is a full barrier there, the windows have been modified so the light will not interfere with the neighbors and there is a privacy fence.

Timothy Kemp asked about the Variance and was the Variance for the barns close to the property line and Mr. Mitrovic stated that was correct. Mr. Kemp stated that Mr. Mitrovic had answered all the questions from the last meeting.

Tim Hinton asked about the privacy fence and how tall it was, and Mr. Mitrovic stated 6 ft. Mr. Hinton stated that there was a letter sent to the Board by Matthew Dietzel and there are accusations made in the letter, and we don't know if they are true or not because Mr. Dietzel is not here. Mr. Mitrovic stated he was not an adjacent property owner.

Tim Hinton asked what if there was a condition put on the rezone that the business doesn't grow any larger than the buildings that are now on the property.

Speaking: Robert Connerley, who lives at 2565 Daniel Cemetery Road spoke and stated that his property backs up to this property and is across the creek. A large part of his property touches this property. Mr. Connerley stated that he understands that Mr. Mitrovic has made adjustments to the property to help with the noise. Mr. Hinton stated that there is a building located along the property line and the Applicant is requesting a Variance. Mr. Hinton asked so the barn utilizes the property in between the two properties is that correct and Mr. Connerley stated that was correct. Mr. Hinton said as far as noise is concerned, the applicant has made effort to help this. Mr. Connerley would like to know how this will be regulated if approved. How can you be sure the business will not grow? It's like you say you have 10 dogs but really have 40 dogs. If the Applicant is doing this personally then he has no problem with that, but he wants to know who will check that.

Josh Ferguson asked Mr. Connerley whether he would be okay if there was a limitation and Mr. Connerley stated that it would be okay. Mr. Connerley went on to say that all the property is residential and not business. Mr. Hinton stated that Code Enforcement would go out and check on it if they got a complaint.

Timothy Kemp asked so these are show birds to sell and there is a certain amount that he can't go over. Again Mr. Connerley stated who will follow this to make sure this

happens.

Rebuttal: Mr. Mitrovic came back for rebuttal. Tim Hinton asked if he had the current numbers of birds or animals that are in the buildings. Mr. Mitrovic stated he currently holds a license with the USDA, and he has to be in compliance with the USDA guidelines. He stated right now he has about 750. Mr. Mitrovic stated that as far as Mr. Connerley that they walked around the property to where the birds are and there is a pasture in between and once you go down the hill and down the creek you can't hear the birds. He has sufficient screening, and he cannot see Mr. Connerley's house. There is a bamboo thicket on the property and noise is not an issue.

Chris Alexander asked so this is USDA regulated, and Mr. Mitrovic stated yes, and Mr. Alexander asked if there was an amount, and Mr. Mitrovic stated their number is 1,650 and this is based on the amount at the facility. He will have no employees, and this is his personal business.

Timothy Kemp asked, so you said you have 750 and Mr. Mitrovic stated that in the summer there is more and in the winter there is less. The breeding season is 4 to 6 weeks, and he takes them to Pet Smart to sell.

Mr. Hinton asked about mating pairs and Mr. Mitrovic stated that there are usually 12 to 15 babies in a breeding season, which is February to the middle of the summer. Mr. Hinton asked does the 750 number includes clutches and Mr. Mitrovic stated that it is 8 weeks maximum but usually 6 weeks and they are in a controlled insulated building, and they do not go out of the building until they are taken to sell. Mr. Mitrovic stated that during the breeding season, which is about 2 months, the 1st patch is sold, and this does fluctuate during day to day. Today you were to walk in with all the breeding pairs you would see more than 750 but then you take the birds to Atlanta to be sold so that number will go back to the amount he has now.

Mr. Hinton stated that there is a lot of information to decipher. He stated that we have had a number of cases for home health care, and they are inspected and approved by the state with the number of residents that can be in a home. He said that as far as USDA compliance that the decision to move 1 way or another off of what USDA compliance will be over what we are asked about the use of the property.

Recommendation: Tim Kemp made a motion to approve the rezone and the Variance and not to go beyond the USDA minimum requirements for birds. Tim Hinton asked would it be okay if there was some discussion.

Mr. Hinton asked Timothy Kemp would it also be only for the proposed use requested and with the types of birds that are there now and no birds any larger or noisier than what is there already, and he feels that this will set better with the opposition. Mr. Alexander asked does the USDA allows any growth based on what he has there. He is regulated by

USDA for having animals and they do have any amount based on what he has here. Their number is 1650 but he does expect to go over that. He does not intend to have any employees and it is his personal business and this is all he can handle. Mr. Kemp asked if he would be comfortable with 750 and Mr. Mitrovic asked if it could be a little more than that due to the breeding season. Mr. Hinton said you have mating pairs that he has so the 750 you have now are the breeding pairs and this does not include any other clutches and Mr. Hinton said that with doing to math you have half of what you have would be 350 times ten would be 3,500 and he said yes that is during the breeding season and this is spread out during the whole breeding season and they are taken and sold and once all sold then he is back down to the based number for six months.

Mr. Hinton asked if he wanted to make any modification to his Motion that he did in the beginning and Mr. Kemp stated that he would modify his motion to include the Variance, not to go past the USDA minimum requirements for birds, and for the purpose requested only and was seconded by Josh Ferguson. Motion carried 6 to 1 with Wesley Sisk opposing.

NEW BUSINESS:

1. Z25-0028- Rezone 2.60 acres from A2 to B1 for a martial arts studio-Applicant: Shield Sword LLC/Owner: James William Burson II located on 2069 Hwy 11 & Mountain Creek Church Rd/Map/Parcel C0860040-District 5.

Presentation: Jeremy White represented the case. He owns a martial arts studio at 758 West Spring Street, Monroe, Georgia. They have been voted the best martial arts studio in Walton County 2 years in a row. He would like to expand to allow growth because they are outgrowing the space that they have. He would like to rezone 2.60 acres to B1. We found it to be an ideal location.

Tim Hinton asked if this was at the intersection of Mountain Creek Church Road and Highway 11, and he stated that it was correct and there is already an established use on the corner. Mr. White was asked how many clients or classes you intend to have on site at a time and Mr. White stated that he usually has 20 to 40 students there at a time and he currently has 220 members. As far as the new location he would have 40 to 70 students at once and, but the parking lot will have 48 spots. Mr. Hinton asked if he was affiliated with the school system, and he stated that he is with all the elementary schools and he buses children from the schools and has partnered with some schools such as Country Day School and classes are from 4:00 to 6:00 p.m. for after schoolers.

Speaking: Billy Mitchell, who represents Bill Burson spoke for it and stated that the martial arts studio is a good fit for the area. It is on Highway Corridor north and more businesses will infiltrate over time in the area, and it is across from Dr. Adams office and

feels that this is a good wholesome use for this location.

Recommendation: Tim Hinton made a motion to recommend approval as submitted and was seconded by Chris Alexander. The Motion carried unanimously.

2. LU25-0061/Z25-0056-Land Use Change from Suburban to Highway Corridor & Rezone 0.63 acres from A2 to B2 for motor vehicle sales-Applicant: Nityanand Sankar/Owner: Jeremy Elrod-Property located on 2660 Gum Creek Church Rd & Hwy 81/Map/Parcel C0490025-District 2.

Presentation: Nityanand Sankar represented the case. He lives at 1014 Country Lane, Loganville, Georgia. He would like to have this property rezoned from residential to B2 commercial to sell automobiles. He said that he has a car lot at 4330 Lawrenceville Road, Loganville and wants to expand to give a more variety and to move a car lot to this location.

Chris Alexander asked about the entrance and Mr. Sankar stated he would keep the entrance on Gum Creek Church Road. Mr. Alexander asked if you are going to be doing repairs here and he stated no repairs. Mr. Alexander asked about how many cars he will have on this property and Mr. Sankar said about 15 cars and he will put down asphalt and will use the house as an office and there is a barn he will be using as a detailing shop. He stated he is not a big dealer, that this is something he likes to do, and it will be for sales only and not repairs. He stated that the engineer recommends entrance at the existing location.

Tim Hinton asked so this will be for selling cars and no repair shop and Mr. Sankar stated that was correct. Tim Hinton asked about side thoroughfares and Mr. Sankar stated he looked into that, and Precision Planning did the site plan, and they have recommended that he have the entrance on Gum Creek Church Road. He does intend to put an entrance on Highway 81.

Speaking: Keith Allgood who lives at 2560 Gum Creek Church Road spoke. He stated that he read the comprehensive plan dated 2022 and the goals and policies. He stated Mr. Sankar answered his question as to how many cars and the house will remain and not be taken down. He said he hasn't ever seen any car lot that didn't have a garage. He asked about a turning lane on Highway 81 and asked that it be required. He said that 3 or 4 generations have watched this property grow from dirt to pavement. He does not think a car lot on the corner should be there and if so, it should have a turning lane off of Highway 81 that would continue past this property especially with the ball fields coming there. He also says that it should be used for that purpose and that purpose only if approved and it should be B1 and a turning lane needs to be put in place before he is open to the public. He went on to state that a young 17-year-old coming out of the residential

culvert there to try out a car and tries to turn off Highway 81 on to Gum Creek Road or a young person taking a test drive will be dangerous due to the traffic. The traffic is heaviest at 4 or 5 in the afternoon. He also wanted to know if the car lot cars remain on the property. He stated that there is a property for sale sign on the property now and why does it still have the for-sale sign there. He does not know what the future holds for this property. He feels that a B1 zoning would be a better fit for this property.

Tim Hinton stated that he appreciates the comments but wanted to go ahead and let everyone know that the county has no control over traffic and also the county has no control over state highways that the State GDOT does that. He went on to say that a traffic study will be part of the application when a project is turned in for development. We can't mandate anyone to put a turning lane on a highway. He stated that there is a Dollar General on Highway 78 and you would think they would have been able to get a curb cut on the highway and the State said no that they could not have an entrance off of Highway 78 and this is out of our control and we have nothing to do with State Highways.

Jeff Monk who lives at 2480 Gum Creek Church Road spoke. He reviewed the regulations for Motor Vehicles Sales, and it says that they cannot use the right of way, and the cars cannot be parked in the right of way. There are farms around and this property is in the Big Haynes Creek watershed. He is also a coach at Loganville Christian Academy which is over 500 students. He recently pulled up a satellite photo of the auto garage that the applicant owns now and there is a garage as part of the same property, and they offer service at that place. He is concerned about noise and pollution and also stated that 4 out of 10 offices with used car lots get broken into. He is concerned about crime moving into his rural neighborhood. He does not want to see people buying cars and looking at cars late in the evening and also car alarms going off at night.

Daniel Leahr, who lives at 4007 Rocky Creek Trail spoke. He does not know what the best use of property is but said don't we have enough used car lots in Walton County. He said something will be there and he gets it, but we don't need a used car lot.

Dana Callihan who lives at 530 Gower Lane which is in the Windward Estate Subdivision. She stated that she was representing her subdivision, which has 12 homes, and Mr. Hinton asked if she had a signed petition, and she stated no but she could get one and he stated that she could speak for herself. She said she would like the Board to deny the application for many reasons which are safety, traffic, impact on the property values, agriculture all around, noise and this will be unsightly on the corner. Gum Creek Church Road is a very narrow road. Congestion is a concern with 2 schools and all the homeowners do not want this there and it is not a good fit for the area. She stated that she could get petitions of opposition and Mr. Hinton stated since you made the comment about petition and you can get that and you will be at that meeting he would encourage

her to do so and bring a copy to each one of the Board of Commissioners at the Board of Commissioners Meeting on April 1st.

Thomas Melton who lives at 1812 Ashton Walk inside the Falls at Rocky Branch Subdivision. He knows that people have mentioned traffic and Mr. Hinton again stated that we do not govern traffic and went on to ask who are driving the cars, people are and where are the people coming from there are people moving in and there is labor and delivery and the county is going to continue to grow. What he wants to bring up is the accidents that have happened at Gum Creek Church Road. Mr. Melton says he doesn't know what the best use for the property is. Mr. Hinton stated that we are here to hear concerns and at the same time we are appointed by the commissioners to make the best decisions for the county.

Tim Kemp said someone asked about what Public Works has said, and Mr. Hinton said that they recommend a commercial driveway and possibly will need to install a DeCell Lane. We send these to the different Departments, and they send back their comments.

Mark Myers, Myers Team Realty, who lives at 2130 Highway 81, spoke in favor of the applicant. He stated that the property across from this property is going to eventually be commercial and since all properties on the highway and does the County have a future land use plan and Kristi Parr with Walton County Planning and Development stated it is highway corridor. Mr. Myers stated there will be more businesses coming to this area and more people who are residents are planning to sell their property for commercial purposes. Mr. Myers asked would you like the car lot there or a convenience store and they said neither.

Rebuttal: Applicant stated that the business will be a car lot but there will be no automotive repair shop on the property that he already has an existing shop. He stated that the picture someone brought up was taken in 2018 and this property has been completely renovated, and the garage is on the car lot next door, and he has no control over that property.

Tim Hinton stated that the applicant stated, and it is on record that there will be no auto repair shop on the property.

Timothy Kemp asked so this is a hobby of yours and the Applicant stated that it was.

Recommendation: Chris Alexander recommended approval with conditions of no auto repair shop and use for this purpose only as a car lot. There was no second. Tim Hinton asked if there was an alternate motion and Mr. Josh Ferguson recommended denial, and Wesley Sisk seconded it. The motion for approval failed and the motion to deny passed 4 to 2.

3. LU25-0063/Z25-0062 – Land Use Change from Suburban to Highway Corridor & Rezone 7.0 acres from R1 to B2 for mini warehouse/storage facility-Applicant: Angel Zurita/Owners: Pablo & Maria Zurita-Property located on 257 Hwy 81/Map/Parcel C0540258-District 3.

Presentation: Angel Zurita represented the case. He would like to build a storage facility and mini warehouse and rezone the property from R1 to B2.

Jason Brown with Georgia Civil stated the site plan shows this is north of Hightower on 7 acres. This will be a 20,000 sq. ft. warehouse. One part will be a dry wall supply and distribution, and the remainder will be a mini warehouse. He stated for GDOT due to the site distance for the driveway, they put the driveway entrance at a pretty low elevation. There is a small barn, and they will revert this to an office. On the site plan they met with the property owner next door, and they will allow an access easement to this property. When you turn off the road the front part will be a drywall business and to the exterior is the mini storage facility.

Tim Hinton asked was the storage going to be inside and no outside storage and would the applicant be good with a condition of no outside storage and he stated that he would not have a problem. Mr. Hinton asked about the shared driveway with the resident. Mr. Brown stated that they have had an Attorney draft papers for an easement on that small piece of property on the residential parcel.

Kristi Parr with Walton County Planning & Develop stated that the driveway will need to be commercial.

John Pringle asked if there was anything in writing and Mr. Brown stated that they were waiting to see if this was approved.

Someone asked what Public Works said on their recommendation.

Kristi Parr stated that the residential property will need to sell property to the Applicant for an entrance so it can be a commercial driveway.

Tim Hinton said so the bottom line is we have to consider the use and vote on this either way and they could put in a stipulation that part of the property will need to be purchased.

Kristi Parr stated the Applicant does not own the property where they want to have the driveway, and they would have to get to property owner to sell them that portion for the driveway and an application will need to be made for that.

The applicant requested that the case be tabled, and Josh Ferguson stated it would be a good idea to table the case.

It was brought up that the case will need to be re-advertised and re-submitted.

Mr. Hinton stated that in this case they don't have to listen to any opposition or people in favor of the rezone.

Speaking: Since the case was tabled no one was allowed to speak for or against the case.

Recommendation: John Pringle made a motion to table the case with the understanding that the case be reapplied for and re-advertised and was seconded by Josh Ferguson. The Motion carried unanimously.

4. Z25-0064 – Rezone 52.57 acres from A1 to M1 for fabricated metal product manufacturing facility-Applicant: Henderson Fab Inc/Map/Parcel C0090017/Owners: Efren Jimenez & Amelia Catalan – 6342 Hwy 20/Map/Parcel C0090016 split/Owners: Gidean & Patricia Moon, Carolyn Moon (Deceased) & Steve Moon-6327 Hwy 20 & Center Hill Church Rd/Map/Parcel C0110007A00/Owners: Carolyn Moon (Deceased) and James Moon-Center Hill Church Rd-District 2.

Presentation: Tip with Alcovy Consulting Engineer represented the case. Jimmy Henderson, who lives at 4812 Highway 20, spoke. This is a family-owned company and the map on the screen is not completely accurate and stated that the 2 parcels to the left are not included. He stated that they own a facility less than a mile down the road that does fabrication of structural steel. He stated that they hire local people and he and his father have lived here all their lives. Tip stated that there is a revised drawing that was sent to the county, and the board members should have a copy of it. The new revised plan shows 48.66 acres including a house and they will use the house for an office. They are taking out 2 acres to leave as A1 and the corridor on Center Hill Road will remain A1. This property is in Watershed Protection. Also on Highway 20 is a B3 truck parking business and there are other businesses on the highway, and you have Copart further up the highway. Tip stated that they propose to build a 62,000 sq. ft. building including offices. He stated that the property was previously a tree farm. On Highway 20 where the trucks will be coming there may be a DeCell lane, and they have contacted GDOT but have not heard back from them. The hours of operation will be 7:00 a.m. to 5:30 p.m. They have heard some complaints from Mr. McCart about the property located on Centerhill Church Road. After talking to the Board of Commissioner Pete Myers and the Planning Commission Member Chris Alexander, they decided to keep the property on Centerhill Church Road as residential and there will be no access on Centerhill Church Road and there will also be buffers. The main truck entrance will be north of the house, and they will need to improve it to make it truck accessible. There are a large number of rocks in this area and a pond and with the property being rocky they have very limited amount of soil for septic purposes, and they will not be generating much traffic going in and out. Where they would like to put the business is the only flat area without rock and they have tried to move it away from Centerhill Church Road as much as possible.

Josh Ferguson asked was the house a part of it and Mr. Henderson stated that it was.

Timothy Kemp asked if the barn was a part of this and Mr. Henderson stated it was and the north of the house is where the office staff will come from, and the north entrance will be for the trucks because none of that land is usable. He stated that in the area between the road and the building there will be an open slab, and the steel will be placed there and then will be moved inside the building for fabrication.

Chris Alexander asked about noise, and will there be cranes and Mr. Henderson stated that there will be cranes but what they mainly use is diesel forklift handlers on each side of the building and as to the manufacturing the cutting and fabrication will be done inside the building.

Timothy Kemp asked would the trucks be parked on the property or will they come and go. Mr. Henderson stated that the semi-trucks will come in and unload and most leave on semi-trucks about 40 to 50 feet. Some days they will not have trucks coming out but usually it will be 2 or 3 trucks going out.

Speaking: Susan Mayer, who lives at 6450 Dove Drive spoke. Mr. Hinton asked where this in relation to the property and she is said 2 streets down. She said she understands that Tip, who is the engineer, is easy for him to look at things, but it is not for her. She asked about the revised plan and Mr. Hinton stated that they did have the revised plan. The point he made was that some of the properties on Centerhill Church Road will stay residential, but the facility will still affect the traffic. She said she opposes any commercial going down a county road.

Tim Hinton stated residential properties do backup to this property but what the Board needs to look at is the frontage on the highway.

Ms. Mayer stated her property is on Centerhill Church Road which goes down and she is concerned about the future of where she lives and the county allowing residential going commercial. The land will back up to her neighbors and the buffers do not mean anything. Mr. Hinton told Ms. Mayer that they were there to see if the use will be appropriate and that they did just say that they are not coming down Center Hill Church Road. Ms. Mayer said she talked to Tip about storage and parking of trucks, and this is going to set a precedence of commercial going down county road in residential neighborhoods. These types of businesses are scattered all over Highway 20 and people are selling off their land and they don't need any more commercial around there. There is a growing trend of truck parking going down Highway 20. The owner has moved the tree farm to Washington, Georgia. Please don't allow current residents to be affected by people selling off their property for commercial purposes. Ms. Mayer went on to say that she appreciates Charna Parker and Tracie Malcom always talking to her when she calls Walton County Planning & Development. She said she does not have any comments from GDOT, but Mr. Hinton said that he believes that Tip has contacted GDOT but has not heard anything back. They will have to reply to Tip, but they have

not.

Fred Beinke, who lives at 6451 Doug Drive, is concerned with the property values and the ecological impact that this may have with the heavy metals and with the septic. Mr. Hinton stated that with the zoning the property is now that on the 48 acres you can do 24 homes, but they are only going to be putting 2 buildings on the property. Mr. Beinke stated that he feels that fabricating metals is polluting.

Jeremy Hurst who lives at Lilburn, Georgia is he is vice president of operation at Henderson Fabricating. He stated Mr. Henderson has built and continues to build his company and he has earned his way up the ladder. He said that this is a trade industry. They are not producing heavy metal because the metal will be shipped to them. They work with high schoolers and college students teaching them a trade. The property at 2624 Ivory Road last year they did 1.1 to 1.5 million dollars. The trade will be putting money back into the community. As far as noise levels are concerned, that is monitored by the insurance company. They have 20 employees, and some earn 50,000 to 100,000 a year. There will be no trailers or trucks parked on the property overnight. Mr. Hurst is in favor of this, and he looks forward to continuing to work alongside the Henderson's and work with people in the area to show them the trade. This will be a good opportunity for jobs in the future.

William Daniel, who lives at 6404 Escoe Drive is neither for nor against the rezone. He feels that the front of the property on Highway 20 should look good, and the landscape should be set back off from Highway 20, so you don't see the metal.

Lance McCart stated that he heard the hours of operation but didn't hear if it was Monday- Friday. The 2-acre tracts are not listed on the property. Will they still be owned by Moon? Will any overhead lighting be toward Centerhill Church Road where the property line is drawn, and will the fence line be there as well?

Rebuttal: Tip stated that as to Susan Mayer's concern that there is no isolated zoning and all up and down Highway 20 is B3 and some M1 zonings and they are not creating a precedence. As to the proposed fencing on the property side, the pond and the open space will be left open and the rest of the land on Centerhill Church Road will be left residential. The 2 lots that the Moons own on Centerhill Church Road will own that. The house on Highway 20 will be used as an office and they will be building a building. We want to be clear where things are. They will do the parking as allowed by the ordinance. There will be an 8 ft. privacy fence and a 25 ft. buffer.

Tim Hinton asked about the fencing on Highway 20. Tip stated he is not requiring setbacks on Highway 20, and they will be doing the design for the building and will do landscaping. The landscaping around the house will not change or the trees around the pond. Where the property is at the roundabout, they will use a bush hog to cut the grass and there will be no large trees coming down. He went on to state that the County Ordinance does require landscaping. As to Mr. Banks and his concern about the value of

property and the ecological site, they will be creating a storm water detention pond and will treat them as far as soil management. Mr. Henderson stated that as far as the days of work that they do work on Saturdays sometimes and also that the lighting will be on the north side and the lighting will be shining down.

Tim Hinton stated that they usually recommend all down lighting and asked Mr. Henderson if he had a problem with all down lighting and Mr. Henderson stated that he did not have a problem with that.

Tip said that the pond will remain and all the property on Centerhill Church Road will remain residential, and this was discussed with Chris Alexander and Pete Myers.

Josh Ferguson asked about truck parking and if they would rent out truck parking and Mr. Henderson stated that this is not part of the business and there will be no trailers on the property except for the ones that you unhook and unload the steel. They will have 2 trucks at the facility delivering but they will be parked at Ivory Road. The trailer will be on pads and that is where they will unload until they take the metal into the warehouse for fabrication.

Recommendation: Chris Alexander made a motion to recommend approval only for the purpose requesting; all down lighting; no rental truck parking; and landscaping on Highway 20 and was seconded by Michelle Trammel. The Motion carried unanimously.

5. Z25-0055- Rezone 54.786 acres from A1 to A1OSC for a residential subdivision- Applicant: Ned Butler/Owner: MFT Land Investments LLC-Property located on Double Springs Rd/Map/Parcel C0730043-District 5.

Presentation: Ned Butler whose address is 574 Conyers Road represented the case. He is a representative for MFT Land Investments. This property is 92 acres, but they are going to have a 36-acre tract and a 54-acre tract, and they are asking to develop a 26-lot subdivision. They are requesting an A1 OSC overlay which will be 1 acre lots. The gray area on the site plan is open space and it is around the entire project. The county requires 13 acres of open space, but they will be providing 22 acres of open space. They will be providing normal products with houses being 1,800 sq. ft. for one story homes and 2,000 sq. ft. for two story.

Speaking: Lea Cornelius who lives at 2530 Dewey Hogan Road spoke. She is concerned about the distance of this subdivision to her home. Tim Hinton asked what the distance is, and it was stated about a ¼ mile. She said she has horses and other farm animals in the area, and they can't handle 50 or more cars on the road. The road is already congested, and she was a victim of a home invasion during the day. She is concerned about more crime in the area, and she does not want this to be another Gwinnett.

Lou Hall, who lives at 563 Roscoe Drive, spoke. Her property is on the back side of this property. She said she is afraid with the subdivision that there will be an overflow of children and the children thinking that her backyard is their playground. She stated that there is also wildlife on the property and the construction will interfere with the wildlife.

Rebuttal: Ned Butler said as he said before that the large gray area on the site plan is open space and it also shows it at Roscoe Davis Road. There are wetlands and it will take a long time for children to go back to the creek. They are doing 1 lot for every 2 acres, and this is not what you see in Gwinnett. They are having smaller lots to give extra green space.

Tim Hinton said the OSC zoning's purpose is the density of the land and what it creates is open space and whole creeks will be there. This is the best thing that has been developed, and he feels that this is a great use of the property which is 1 home to every 2 acres.

Recommendation: Tim Hinton made a motion to recommend approval and was seconded by Wesley Sisk. The Motion carried unanimously.

PUBLIC COMMENT – None

With no further business, the meeting was adjourned.

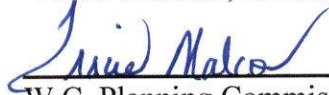
Respectfully Submitted,

Tim Hinton – Chairman



W.C. Planning Commission

Tracie Malcom, Executive Secretary



W.C. Planning Commission