



PLANNING & ZONING BOARD MEETING MINUTES

**June 15, 2021, 7:00 PM
TELECONFERENCE**

Call in Number:
404. 902. 5066
Call in Code:
326629

AGENDA

- A. CALL TO ORDER:** The meeting was called to order at 7:04PM
- B. ROLL CALL:** Chair Charles McFarland, Vice Chair Felicia Weinert, Birendra Dhakal, Lisa Williams, Susan Hood
- C. APPROVAL OF APRIL 2021 MEETING MINUTES:** Charles McFarland called for a motion to approve the April 2021 meeting minutes. Lisa Williams made a motion to approve, Felicia Weinert seconded, and the motion passed 5/0/0.
- D. NEW BUSINESS**
- 1. PUBLIC HEARING:** A conditional use permit request from Mohammad Bilal Khattak for the property located at 1353 Brockett Road, Suite B-1, Clarkston, Georgia 30021, zoned NC-2, Moderate Density Neighborhood Commercial for a laundromat.

PED Director Qawiy gave an overview of the conditional use permit request for 1353 Brockett Road, Suite B-1 and introduced the applicant Mr. Mohammad Khattak. Charles McFarland asked for questions from the Board members for the applicant. Birendra Dhakal asked the applicant whether his establishment will be use eco-friendly detergents. Mr. Khattak responded that he would limit his use of detergents to Tide and Gain.

Felicia Weinert asked the applicant about his recent approval for a conditional use permit for a coin laundromat at 1051 Montreal Road. Mr. Khattak stated in summary there were landlord issues. Ms. Weinert asked him to confirm whether or not he will encounter landlord issues at the present location. Mr. Khattak confirmed there would not be any issues with the current landlord.

Charles McFarland asked the applicant did he have any issues with the staff's recommended hours of operation of 7AM-7PM Sunday-Saturday. Mr. Khattak did not have any issues with the hours. Ms. Weinert stated that the recommended hours of operation were recommended for safety of the patrons of the business. Mr. Khattak stated that he will lock the doors of the business at 7PM each day.

Susan Hood asked the applicant whether he is considering coin operated amusement machines(COAM) in the establishment. Mr. Khattak stated that he was contemplating the matter and understands that COAM machines attracts a different type of traffic. He stated that the final answer would be not to install COAM machines. Ms. Hood stated that she would add this as a condition to the list of staff's conditions to not allow COAM at this location. Mr. Khattak agreed.

Lisa Williams asked whether the applicant will use eco-friendly detergent and install energy saving machines and not used machines. Mr. Khattak stated that he will install all new machines that include LED lights.

Birendra Dhakal asked about parking. Mr. Khattak stated that the landlord will designate 8 spaces in front of the business and share the additional 2 in the parking lot area.

With no further questions from the Board, Charles McFarland opened the public hearing.

Dean Moore stated that no alcohol should be served or available on the premises and asked to include the request in the conditions.

With no additional speakers or questions the public hearing was closed by Chairman McFarland.

Chairman McFarland asked for a motion. Susan Hood made the motion to approve the conditional use permit request with the five (5) listed conditions from staff and to include (6) No alcohol shall be served or available on the premises, (7) No coin operated amusement machines shall be installed, (8) All installed machines shall be new, and (9)The applicant is only allowed to install vending, detergent and change (coin) machines. Birendra Dhakal seconded, and the motion passed 5/0/0.

2. **PUBLIC HEARING:** Variance requests from William R. Braswell Jr. of Oak Hall Companies, LLC for the property located at 3809 East Avenue, Clarkston, Georgia 30021, zoned NR-3 High Density Neighborhood Residential to “install ornamental trees in lieu of shade trees for solar panels” and to encroach into the front yard setback an additional 5 feet on lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30.

PED Director gave an overview of the variance requests for 3809 East Avenue and introduced the applicant Mr. Tad Braswell.

Lisa Williams asked a question related to the request to install ornamental trees in lieu of shade trees. Ms. Williams stated that with the current 24 conditions on the property condition #5 states that all homes will be wired to be electric and solar ready. Ms. Williams asked the applicant to confirm the lots solar ratings. Mr. Braswell stated that solar ratings on the lots have not yet been established.

Susan Hood referenced the applicants statement that he would prefer to plant crepe myrtles as the ornamental trees. Ms. Hood stated that crepe myrtles are not native trees, but red bud trees are native trees.

Ms. Weinert asked about the size of the proposed homes at a minimum of 1200 sq. ft. Mr. Braswell stated that the minimum size home will be 1800 square feet.

Susan Hood asked whether the homes will be constructed with carports or garages. Mr. Braswell stated that lots 7-30 will have garages while the exterior lots will have carports. Ms. Hood made a reference to condition #19 that every home shall have a minimum of one visitor parking space to be located behind each home's carport. Mr. Braswell stated that he is requesting an additional 5 feet encroachment since the city ordinance allows a 3' encroachment for porches. Parking will be located between the garage and the alley.

Birendra Dhakal asked whether the variance requests are due to an undue hardship.

Lisa Williams stated that the requests should be based on the variance criteria points.

Susan Hood stated that the applicant has not been met the criteria points which does not warrant approval of the variance requests.

With no further questions from the Board, Charles McFarland opened the public hearing.

Dean Moore stated that there are six (6) criteria for variance requests and any hardships created will be created/have been created by the applicant.

Amy Medford referred to the shade trees. She stated that the lots need to be rated to determine solar readiness. Ms. Medford stated that the applicant should continue as approved and keep the current condition on the trees. A homeowner will have the option in the future to cut back the trees if applicable if growth should interfere with the installed solar panels. Ms. Medford also stated that there should not be any additional variance requests for the lots.

With no additional speakers or questions the public hearing was closed by Chairman McFarland.

Chairman McFarland asked for a motion. Lisa Williams made the motion to deny the variance requests. Susan Hood seconded, and the motion passed 5/0/0.

E. OTHER BUSINESS

1. DISCUSSION: Zoning Code Update

Lauren Blaszyk of POND and Company gave a status overview of the Zoning Rewrite and next steps. Open houses are scheduled for July 13th 9AM to 1PM- and July 14th 5PM to 8PM at the Clarkston Women's Club. The technical advisory committee will meet in person following social distancing protocol at the Clarkston Community Center August 10th .

Charles McFarland asked about public engagement and how the public is being informed about the zoning rewrite project.

M.s Blaszyk stated that the team has posted on all City social media outlets, posted 25-yard signs and attended events in the City to distribute information flyers.

Dean Moore asked for the zoning rewrite website address. It was given by Lauren Blaszyk as www.planningatpond.com/Clarkston-zoning-ordinance-rewrite.

Amy Medford made reference to translation services for non-English speaking residents. PED Director Qawiy made reference that a minor tweaking of the site should include requests for translations services if requested. Director Qawiy also made reference to the June 22nd Mayor and Council work session that will include a power point presentation from the consultant team.

F. ADJOURNMENT : Chairman McFarland called for a motion to adjourn. Lisa Williams made the motion to adjourn, Felicia Weinert seconded the motion, and the motion passed 5/0/0. Meeting adjourned at 8:37PM.