

**CHATSWORTH PLANNING COMMISSION
400 NORTH THIRD AVENUE
CHATSWORTH, GEORGIA 30705**

**TO: CITY OF CHATSWORTH PLANNING COMMISSION
WILMA NOLAN, CITY CLERK**

**FROM: DOLLEY FLOOD
ZONING ADMINISTRATOR**

DATE: NOVEMBER 29, 2012

SUBJECT: NOVEMBER 2012 PLANNING COMMISSION MEETING

The monthly meeting of the City of Chatsworth Planning Commission is scheduled for Thursday November 29, 2012 at 7:00 p.m. at the City Hall. The minutes of the November 23, 2009 monthly meeting are enclosed and the tentative agenda for November 29, 2012 meeting are listed below:

-TENTATIVE AGENDA-

I. General

- A. Meeting called for November 29, 2012
- B. Approval/Correction of November 2009 Regular Meeting Minutes
- C. Chairman's opening for a Zoning Public Hearing

II. Public Hearing/Conditional Use Permit and Rezoning Business

- A. To hear the request of Rock Bridge Community Church for a Conditional Use Permit to allow worship services; the proposed 3.09 acre site is addressed 822 North Third Avenue.
- B. To hear the request of Robert Weaver for Rezoning from R-2 Medium Density Residential to R-A Agriculture Residential; the proposed 7.76 acre site is located at 1837 Duvall Road.

III. Regular Meeting

- A. Recommendation regarding the request of Rock Bridge Community Church for a Conditional Use Permit located at 822 North Third Avenue. Formerly known as the old Mosteller Chevrolet Business.

B. Recommendation Regarding the Request of Robert Weaver for rezoning from R-2 Medium Residential to R-A Agriculture Residential.

IV. Adjournment

MINUTES
of the
CHATSWORTH PLANNING COMMISSION

November 19, 2009, 7:00 p.m.
City Hall Council Chambers

Members present:

Tony Martin, Chairman
Pat Ausmus
Jason Babb
Wendell Lance

Members absent:

Winston Massengale

Staff present:

Dolley Flood, Zoning Administrator
Kevin McAuliff, Planning Staff/Secretary

Petitioners present:

Bazil and Shelia Haynes
Ales and Lavay Wright

Visitors present:

Teresa Hinton, Neighbor of the Wrights
Ralph Ausmus, Citizen

I. GENERAL

Commission Chairman Tony Martin began the meeting at approximately 7:00 p.m., determining that a quorum was present, and stating that the purpose of the meeting was to consider two petitions.

With no one present to speak in opposition to either petition, the Chairman waived reading the Standards and Procedures, and called for a motion to dispense with a reading of the minutes, and to approve them as they stood. Commissioner Babb so moved, seconded by Commissioner Lance, and the motion was carried.

II. PUBLIC HEARINGS

The Chairman opened the public hearing

A. To Consider the Petition of Bazil C. Haynes for Annexation of His 0.7 Acre Property, Addressed as 217 Rollie Avenue, into the City as Low Density Residential (R-1).

The Zoning Administrator explained that Mr. Haynes' property was currently in the County, and zoned as Suburban Residential (SR), the County's equivalent of R-1.

Hearing no objection, and finding no reason to decline the petition, the Chairman closed the Public Hearing, and continued on

B. To Consider the Petition of Lavay Wright to Rezone from Low Density Residential (R-1) to Office Residential (O-R) a 0.46 Acre Site Addressed as 721 West Fort Street.

Ales Wright rose to present a rezoning petition to allow him to operate an embroidery shop at 721 West Fort Street. He explained that his business caters primarily to police and sheriff's departments and other government agencies.

The Planning Staff member pointed out that the request presented some difficulty, since the current R-1 and R-E zonings in the vicinity are intended to insure that only one principal structure occupy each lot, and to protect single family residences. He added, however, that in this case a commercial structure had long occupied the property, and that the requested zoning district, O-R, was residential designation, and would not cause a spot-zoning.

The Zoning Administrator added that she had discussed signage requirements with the petitioner, and noted that there was already sufficient parking for the petitioner's low volume operation.

At this point, Commissioner Lance asked what other business could succeed the petitioner's operation in an O-R zone. The Planning Staff member replied that only low intensity uses would be permitted there, such as barber shops, and printing. In addition, both he and the Zoning Administrator noted that the size of the property, parking requirements, and other inherent limitations would effectively prevent any intense use of the property, should the embroidery shop cease operation.

Commissioner Babb asked what sort of building could be constructed at the site if an O-R zoning were granted, and the Zoning Administrator replied that given building regulations and the size and dimensions of the site, new construction would not be a likely undertaking. The petitioner added that part of the property is also located in a flood zone.

Commissioner Babb went on to ask about signage, and the petitioner replied that any signage on the property would comply with regulations the Zoning Administrator had explained previously.

At the conclusion of the discussion, the Chairman asked if there were any comment and, with none forthcoming, he closed the Public Hearing and continued on to the Regular Meeting.

III. REGULAR MEETING

A. Recommendation Regarding the Petition of Bazil C. Haynes for Annexation of his 0.7 Acre Property, Addressed as 217 Rollie Avenue, into the City as Low Density Residential (R-1).

The Chairman asked for a motion to recommend annexation. Commissioner Babb so moved, seconded by Commissioner Ausmus, and the motion was approved.

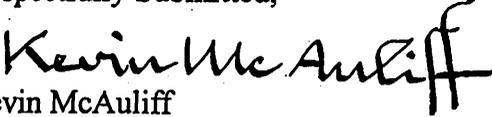
B. Recommendation Concerning the Petition of Lavay Wright to Rezone from Low Density Residential (R-1) to Office Residential (O-R) a 0.46 Acre Site Addressed as 721 West Fort Street.

The Chairman asked if there were a motion to recommend rezoning. Commissioner Babb so moved, seconded by Commissioner Lance, and the motion was approved.

IV. ADJOURNMENT

With no other business, the meeting adjourned at approximately 7:07 p.m. by consensus.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kevin McAuliff". The signature is written in a cursive style with a large, prominent "K" and "M".

Kevin McAuliff
Secretary