



## Minutes

Planning Commission Meeting  
Thursday July 30<sup>th</sup>, 2020  
7:00 p.m.

Present: Vice-Chairwoman Linda Johnson, Member Trevor Cason, Member Jo Croom, Community Development Director Ellis Still, & Assistant City Attorney Patrick Stough  
Chairwoman Marilyn McCain (joined the meeting while in session)

Absent: Member Robert Potts;

The meeting was call to order by Vice-Chairwoman Johnson at 7:00pm.

### I. Approval of Meeting Minutes:

October 28<sup>th</sup>, 2019

**Motion:** Member Croom made a motion to approve the October 28<sup>th</sup> 2019 Planning Commission meeting minutes.

**Second:** Member Cason seconded the motion.

**Vote:** The motion passed unanimously. 3-0

### II. Old Business:

None.

## **Public Hearing**

### III. New Business:

- a. **Item# 20000011:** A Preliminary Plat for **the Parks at Pine Valley Subdivision**. The land consists of 202.12 +/- acres zoned TCMU (Town Center Mixed Use) for 561 units. The proposal is for 95 Single-Family Lots, 216 Townhomes, and 250 Multifamily Apartment Units.

Director Still presented the Preliminary Plat for The Parks at Pine Valley Subdivision.

Vice-Chairwoman Johnson explained that it was important to coordinate with the school and make improvements to the streets and intersection near the schools.

Mr. John Palmer stated that they had reached out to Fulton County Schools and as part of their conditions of their DRI they had to make improvements including sidewalks and designated street crossings for the kids.

Member Cason asked who was speaking.

Mr. Palmer introduced himself and Mr. Neil Kobeil.

Member Cason asked why the apartments were added to the project.

Mr. Palmer stated that a study was done and the results showed apartments were warranted. He stated that they considered the comments from the Planning Commission and City Council about single-family homes abutting a warehouse.

Mr. Kobeil stated that they wanted to establish a buffer from the warehouse by creating a transition zone from the warehouse to apartments to single-family homes.

A motion was made by Member Croom.

**Motion:** Member Croom made a motion to approve the Preliminary Plat for The Parks at Pine Valley Subdivision.

**Second:** Member Cason seconded the motion.

**Vote:** The motion passed unanimously. 3-0

Chairwoman McCain joined the meeting.

- b. **Item# 20000012:** A Final Plat to subdivide property located at Hall Road and Campbellton-Fairburn Road. The land consists of 4.25 acres zoned TCMU (Town Center Mixed Use).

Director Still presented the Final Plat from The Blackburn Group to subdivide 4.25 acres into 2 parcels with the intent of developing an AutoZone on 1.84 acres and 2.41 acres will remain for future commercial development.

Member Cason asked was there an AutoZone across the street.

Director Still stated that there was an Advanced Auto across the street.

A motion was made by Member Cason

**Motion:** Member Cason made a motion to approve the final plat.

**Second:** Member Croom seconded the motion.

**Vote:** The motion passed unanimously. 3-0



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Member Croom left the meeting at approximately 6:19pm.

Member Cason asked would the Planning Commission be meeting virtually in the future.

Director stated that this was a Special Called Meeting because the developers had been waiting since the offices closed due to COVID-19.

Patrick Stough (Attorney's Office) stated that because there is a State-wide mandated against public gatherings, the City could not host a public meeting.

Member Cason stated that he suggested Zoom or Microsoft Team as meeting platform options.

#### **IV. Adjournment**

**Motion:** Member Cason made a motion to adjourn.

**Second:** Chairwoman McCain seconded the motion.

**Vote:** The motion passed unanimously. 3-0