

1 CITY OF EAST POINT

2 **PLANNING & ZONING COMMISSION**

3 December 15th, 2011 - 7:00 P.M.

4 Official Meeting Minutes

5 East Point, Georgia
6 Jefferson Station
7 1526 East Forrest Avenue
8 4th Floor

9 **Board Members:**

10 Commissioner Dr. Herbert J. **BRIDGEWATER, Jr.**, Chair

11 Commissioner Shean **ATKINS**, Co-Chair

12 Commissioner Francine **JONES**, Provisional Chair

13 Commissioner Linda **SHELDON**

14 Commissioner Eric **FRIEDLY**

15 Commissioner Joel **TUCKER**

16 Commissioner Davita **WASHINGTON - Absent**

17 Commissioner Dr. Lydia **WARES**

18 Commissioner William **BRYANT**

19 Also Present:

20 Ms. Susan **GARRETT**
21 City Attorney

22 Ms. Regina **CARTER**
23 Senior Planner

24 Ms. Keyetta **HOLMES**
25 Senior Planner

James **HAMMOND**
Videographer

Richard **RANDOLPH**
City Engineer

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APPEARANCES

<u>APPLICANT(S):</u>	<u>Page</u>
Cheryl Gray - McDonald's Corp Ty Lin International	11
Ray Chapman - Audience - Ty Lin	
Shawn Gleason - Audience - Ty Lin	
Greg Chapman - Audience - McDonald's	
Joel Reed	19

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I. CALL TO ORDER:

COMMISSIONER BRIDGEWATER, JR.: Ladies and gentlemen,
we call to order the December 15th meeting of the City of East Point
Planning & Zoning Commission. Madam Clerk, would you call the
roll.

II. ROLL CALL:

MS. HOLMES: Commissioner Friedly.
COMMISSIONER FRIEDLY: Present.
MS. HOLMES: Commissioner Wares.
COMMISSIONER WARES: Present.
MS. HOLMES: Commissioner Tucker.
COMMISSIONER TUCKER: Here.
MS. HOLMES: Commissioner Jones.
COMMISSIONER JONES: Here.
MS. HOLMES: Commissioner Bridgewater.
COMMISSIONER BRIDGEWATER, JR.: Present.
MS. HOLMES: Commissioner Atkins.
COMMISSIONER ATKINS: (No response.)
MS. HOLMES: Commissioner Sheldon.
COMMISSIONER SHELDON: Present.
MS. HOLMES: Commissioner Bryant.
COMMISSIONER WILLIAM BRYANT: Present.
MS. HOLMES: Commissioner Washington.
COMMISSIONER WASHINGTON: (No response.)
MS. HOLMES: Mr. Chair, you have a quorum.

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COMMISSIONER BRIDGEWATER, JR.: Thank you, Madam Clerk. Ladies and gentlemen, at this time, and those of you in our audience observe a moment of silence. If you will join us in that, please.

III. MOMENT OF SILENCE:

COMMISSIONER BRIDGEWATER, JR.: Thank you. Now, would you join us also and stand for the Pledge Allegiance.

IV. PLEDGE OF ALLEGIANCE:

COMMISSIONER BRIDGEWATER, JR.: Commissioners, at this time, we'll entertain a motion for the approval of the September 15th, 2011 minutes for the City of East Point Planning & Zoning Commission.

COMMISSIONER SHELDON: Mr. Chair, we need to adopt the agenda.

COMMISSIONER BRIDGEWATER, JR.: Thank you, Commissioner Sheldon.

COMMISSIONER BRIDGEWATER, JR.: Commissioners, I'll entertain a motion to adopt tonight's agenda.

V. ADOPTION OF AGENDA:

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Sheldon.

COMMISSIONER SHELDON: I would like to make an amendment to the agenda and I would propose it's adoption with the addition of an Item between Items 8 and 9 for discussion regarding a

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Text Amendment for Commissioners to remain in office for thirty days (30) until new Commissioners are appointed and sworn in.

COMMISSIONER WARES: I second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Sheldon and seconded by Commissioner Wares that the we add to tonight's agenda discussion of the text message regarding Commissioner's thirty-day (30) extension until new members are appointed. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by -- discussion, Commissioner Sheldon? The Chair recognizes Commissioner Sheldon.

COMMISSIONER ATKINS: Okay. Commissioner Sheldon, so with this, we are gonna give a thirty-day (30) time -- so if new Council members do not appoint someone within thirty days (30) then, would those Commissioners roll off the Board? Would they roll off the Commission and we will just be without Commissioners until a new appointee is made?

COMMISSIONER SHELDON: I think there is a proposal before the City Council regarding a Text Amendment to cover Commission seats in the event -- for the month of January and I just want to have a discussion about that for the public's benefit.

COMMISSIONER ATKINS: Okay.

COMMISSIONER BRIDGEWATER, JR.: You satisfied, Commissioner Atkins?

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COMMISSIONERS ATKINS: Yes. (Nod heads for yes.)

COMMISSIONER BRIDGEWATER, JR.: Are you ready for the question?

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: All in favor, let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, this matter will be added to our agenda. Thank you, Commissioner Sheldon. At this time, we'll entertain a motion for the approval of September 15th, 2011 minutes.

VI. APPROVAL OF MEETING MINUTES:

COMMISSIONER BRIDGEWATER, JR.: It's been motioned --

COMMISSIONER FRIEDLY: -- that we adopt the minutes as printed.

COMMISSIONER ATKINS: That's the September 15th?

COMMISSIONER FRIEDLY: Yes, the September 15th.

COMMISSIONER ATKINS: I'll second that motion.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Friedly and seconded by Commission Atkins that we approve the adoption of September 15th, 2011 minutes for the City of East Point Planning & Zoning Commission. All in favor let it be

1 known by the word aye.
2 COMMISSIONERS: Aye.
3 COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign
4 no.
5 COMMISSIONERS: (No response.)
6 COMMISSIONER BRIDGEWATER, JR.: Hearing none, those
7 minutes are now adopted. Now, Commissioners, we also would ask
8 you to -- for a motion to approve October 20th, 2011 minutes for the
9 City of East Point Planning & Zoning Commission as well.
10 COMMISSIONER TUCKER: Mr. Chair.
11 COMMISSIONER BRIDGEWATER, JR.: Commissioner Tucker.
12 COMMISSIONER TUCKER: I'll make a motion that we
13 approve the October 20th, 2011 meeting minutes.
14 COMMISSIONER WARES: Second.
15 COMMISSIONER BRIDGEWATER, JR.: It's been motioned by
16 Commissioner Tucker and seconded by Commissioner Wares that we
17 approve the October 20th, 2011 minutes for the City of East Point
18 Planning & Zoning Commission. All in favor let it be known by the
19 word aye.
20 COMMISSIONERS: Aye.
21 COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign
22 no.
23 COMMISSIONERS: (No response.)
24 COMMISSIONER BRIDGEWATER, JR.: Hearing none, these
25 minutes are approved. And finally, Commissioners, would you also

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enter a motion at this time for approval for the November 17th, 2011 minutes for the City of East Point Planning & Zoning Commission.

COMMISSIONER WILLIAM BRYANT: Mr. Chairman.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Bryant.

COMMISSIONER WILLIAM BRYANT: I make a motion that the November 17th minutes be adopted as stated.

COMMISSIONER ATKINS: Second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Bryant and seconded by Commissioner Atkins that the November 17th, 2011 minutes for the City of East Point Planning & Zoning Commission be adopted. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, these minutes are adopted. Thank you and at this time from Staff, we will hear -- Commissioners, before I go there, Commissioner Sheldon, you wanted it between Items --

COMMISSIONER SHELDON: Just before Announcements.

COMMISSIONER BRIDGEWATER, JR.: Just before Announcements. Okay. Thank you. That's in addition of the new --

COMMISSIONER SHELDON: Discussion.

COMMISSIONER BRIDGEWATER, JR.: I got you. I got you.

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Staff, would you sound the first matter before the Commission.

VII. NEW BUSINESS:

MS. CARTER: Case Number 2011V-004-11. Applicant is Ty Lin International for McDonald's Corporation. Location is 1203 East Virginia Avenue. Applicant is seeking a Concurrent Variance -- a 4-Part Concurrent Variance to reduce the front yard setback, reduce the fenestration or reduction in off street parking as well as reduction in the landscape buffer. This application requires a public hearing.

COMMISSIONER BRIDGEWATER, JR.: Thank you, Staff. At this time, allow me to read the rules for the public hearing procedure for the City of East Point Planning & Zoning. The rules are as follows: The application for the proposed amendment or applicant's designated representative, if any, will be entitled to speak first followed by other speakers in favor of the proposal for a total of fifteen (15) minutes. Those who opposed the proposed zoning amendment will then be permitted to speak for a total of fifteen minutes. By majority vote, the Commission may increase the total time for speakers provided that each side is given the same amount of time. If there's more than one speaking for a side regarding, the presiding officer may limit the time allotted to each individual speaker other than the zoning applicant. The zoning applicant may reserve a portion of his or her time for rebuttal. Speakers must adhere to the rules of decorum. Provide to speaking, each speaker shall identify himself or herself and state his or her current address. Each speaking shall speak only to the merits of the proposed zoning

1 decision under consideration and shall address remarks only to the
2 Commission and shall refrain from making any personal attacks on
3 any other speaker. The presiding officer may refuse a speaker the
4 right to continue, if, after first being cautioned, the speaker continues
5 to violate the rules of decorum. Having read the rules for a public
6 hearing, Commissioners, I'll entertain a motion to open the floor for a
7 public hearing on said stated matter.

8 COMMISSIONER JONES: Mr. Chair, I move that we open the
9 public hearing for Case Number 2011-004-11.

10 COMMISSIONER WARES: Second.

11 COMMISSIONER BRIDGEWATER, JR.: It's been motioned by
12 Commissioner Jones and seconded by Commissioner Wares that the
13 public hearing be open on the said state matter. All in favor let it be
14 known by the word aye.

15 COMMISSIONERS: Aye.

16 COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign
17 no.

18 COMMISSIONERS: (No response.)

19 COMMISSIONER BRIDGEWATER, JR.: Hearing none, the
20 public hearing is now open on this matter. Would the applicant
21 please come forward and at this time, ma'am, if you'll give us your
22 name and address to the mic.

23 (Whereupon the Applicant Cheryl Gray approach the podium.)

24 MS. GRAY: Good evening all. My name is Cheryl Gray. My
25 address is 2361 Cajun Drive, Marietta, 30066. I'm here as a

1 representative of McDonald's. I am with Ty Lin International. We
2 are the engineering firm that's been obtained by McDonald's to
3 generate the instructions drawings for the proposed rebuild at 1203
4 East Virginia Avenue. With me tonight are my engineers, Shawn
5 Gleason and Greg Chapman from McDonald's (Unintelligible). So we
6 are planning to rebuild the restaurant on Virginia Avenue. We are
7 challenged by the fact that it is a very tight site. The existing
8 building is in need of refurbishment and bringing up to current
9 standards in order to serve the public in a safe and welcoming
10 environment. In order to do that, the decision was made to tear
11 down the existing building and put up a new building. We are asking
12 for variances for parking and for the front yard setback because of
13 the size of the lot and it's location on the corner. It is bounded on
14 the front by East Virginia Avenue. It is bounded on the side by
15 Norman Berry Drive. If the building were brought up to the front
16 yard setback, which is required by Code, which is 10 feet past the
17 15-foot required sidewalk then with not being able to have room for
18 cars to pass around in front of the building, which would essentially
19 make the entire right side of the lot unusable because you wouldn't
20 be able to get into the drivethrough or get into the parking areas
21 because we cannot take the entrance that close to the corner on
22 either side, on Virginia Avenue or Norman Berry. So in order for a
23 car to be able to circle the lot and traffic to flow, we had to request
24 to be able to push the building back far enough to get a pass-by lane
25 and the required regularity around the building. For the parking

1 variance, basically, as you can see from the layouts if you've had a
2 chance to look at it earlier or if you can see upon here on the board,
3 there's just not room for anymore parking spaces and travel lanes
4 with be able to to get the cars around the entrances around the
5 building so we're requesting to take the required parking down to 23
6 to the particular site. For the third variance, the window fenestration
7 variance, the building is -- as we found out is designed is a 70
8 percent fenestration across the front although it calls for eighty five
9 percent. They prefer to have the side of the building where the
10 stone arcade is, as you can see on the side, as a place for decor and
11 a place to possibly put flat screen TV's so that it's not visible from the
12 outside but people on the inside of the restaurant and the front lobby
13 can watch the ball games. The side fenestration percentage is
14 thirty-five percent ground link. That is largely because there's
15 windows along the customer service area then you get into the
16 women's restroom, the dry storage area and the freezer although in
17 which it would it would not be of high interest to put windows in.
18 That's the history of the three variance. You have any questions.

19 COMMISSIONER BRIDGEWATER, JR.: You can reserve the
20 time in the event in which there are oppositions or other statements
21 you wish to make. Regina how much time does she have left.
22 Ketetta.

23 MS. HOLMES: She has time.

24 COMMISSIONER BRIDGEWATER, JR.: Thank you, ma'am.

25 Are there others who wanted to address this or other persons? You

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can use that time. AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: All right. You can reserve your time. Are there other persons that wish to speak in favor of this matter?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Are there persons present that wish to speak in favor of the matter before the Commission?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Are there persons present who wish to speak in opposition of the matter?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Are there persons present who wish to speak in opposition of to matter before the Commission?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Seeing none and hearing none, Commissioners, I'll entertain a motion to close the public hearing.

COMMISSIONER ATKINS: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins.

COMMISSIONER ATKINS: I move that we close the public hearing for Agenda Item 2011 "V" as in Victor-004-11.

COMMISSIONER BRIDGEWATER, JR.: Thank you.

COMMISSIONER TUCKER: Second.

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COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Atkins and seconded by Commissioner Tucker that we close the public hearing on said stated matter. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Discussion.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing no opposes, no then the matter is -- well, the hearing is closed. I'll entertain a motion at this time on the matter before the Commission. Staff, would you give us the recommendation of Case Number 2011 "V" as in Victor-004-11.

MS. CARTER: Staff recommends approval of the concurrent variance Part 1 to increase Commercial Limited Design Standard 1C. Staff recommends approval of concurrent variance Part 2 to reduce 10-2154 off-street parking from 37 spaces to 23. Staff recommends approval of concurrent variance Part 3 to reduce Commercial Limited Design Standard 3E window fenestration with a condition of providing recess, full brick, stone window in lieu of glass fenestration on the Norman Berry side. Staff recommends the leading concurrent variance Part 4 for the applicant's use and old ordinance.

COMMISSIONER BRIDGEWATER, JR.: Thank you, Staff. Commissioners, at this time we'll entertain a motion for the said matter on the stated case.

COMMISSIONER ATKINS: Mr. Chair.

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COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins.

COMMISSIONER ATKINS: I move approval of Agenda Item 2011 "V" as in Victor-004-11 for concurrent variances one (1) and two (2) as well as concurrent variance three (3) with Staff's recommendations of it's conditions --

COMMISSIONER TUCKER: Second

COMMISSIONER ATKINS: -- and the deletion for the Part Four (4).

COMMISSIONER BRIDGEWATER, JR.: Okay. It's been motioned by Commissions Atkins and seconded by Commissioner Tucker. Commissioner Tucker, with additional information, does your second still stand?

COMMISSIONER TUCKER: Yes, Mr. Chair. Thank you.

COMMISSIONER BRIDGEWATER, JR.: Thank you, sir. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Discussion.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, all opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Then this matter is approved and will be forwarded onto Council. Commissioners at this time --

ATTORNEY SUSAN GARRETT: Mr. Chair. This is just a

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clarification. Since these are variances, this is a final decision so doesn't need to go to Council.

COMMISSIONER BRIDGEWATER, JR.: So it will not go to Council.

ATTORNEY SUSAN GARRETT: The variances have been approved with the condition on the third variance.

COMMISSIONER BRIDGEWATER, JR.: Okay. Thank you Madam Attorney for the correction.

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Sheldon.

COMMISSIONER SHELDON: With regard to the deletion of matter four, just to clarify for the public, the request for the variance number four was based on old ordinance so it is no longer applicable in the new variance and that's the reason that we chose to delete it at Staff's request and the applicant's request.

COMMISSIONER BRIDGEWATER, JR.: Thank you for the additional clarification Commissioner Sheldon. The next matter, Commissioners, is the matter that's added to the addendum by Commissioner Sheldon for discussion.

ATTORNEY SUSAN GARRETT: Mr. Chair, I think that comes after the presentation.

COMMISSIONER BRIDGEWATER, JR.: Okay. Sure. We have a public hearing presentation on the Transmit of a Resolution of Submittal for the Regional Review Mission of 2036 Community

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Agenda at this time.

ATTORNEY SUSAN GARRETT: Mr. Chair. This is not a zoning decision so it won't be governed by the zoning public hearing rules. It will just be a public hearing for people who have something to say about it.

COMMISSIONER BRIDGEWATER, JR.: So at this time, will the gentleman standing come forth?

COMMISSIONER ATKINS: Will we still need to open a public hearing?

ATTORNEY SUSAN GARRETT: You still need to open the public hearing.

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Sheldon.

COMMISSIONER SHELDON: I make a motion that we open the public hearing for comment on Transmitting the Residential Solution of Submittal for the Regional Review Mission 2036 Community Agenda.

COMMISSIONER ATKINS: Second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Sheldon and seconded by Commissioner Atkins that we open the public hearing on said stated matter. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign

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no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, the public hearing is now open. At this time, we'll hear from the applicant.

VIII. Public Hearing to Transmit the Resolution of Submittal for Regional Review/Mission 2036 Community

Agenda:

(Whereupon Joel Reed approach the podium.)

MR. REED: Good evening.

THE BODY: Good evening.

MR. REED: Joel Reed of Pond & Company. We're here to request that you transmit the 2036 Comprehensive Plan update for public hearing with your full Council on Monday and then onto the Department of Community Affairs in the Atlanta Regional Commission for review, at which time, I will definitely come back with additional comments from them and you guys with move towards adoption of the final document and just a piece of brief history. I'm gonna go over the document briefly and leave any time for questions you might have or any comment or additional changes that you all would see before we transmit this, if there are any. So with that, I'll just run through the Comprehensive Plan again for the record. This is an update required by the Department of Community Affairs to do an update to your Comprehensive Plan. By having this document, not only is it a required document but it also -- it's required by the State

1 and allows you to get funding through the State as well as to have a
2 qualified local government status. This document, by having this,
3 allows you to compete and qualify for those funds that come down
4 through the State. The next side, please. The Comprehensive Plan is
5 a document -- you're all familiar with. This is the road map to your
6 future. This helps guide your development and allocate and prioritize
7 your resources the community has. We already have the community
8 assessment. It's been transmitted up to the State and as reported
9 last week, we're very happy to announce that we had no comments,
10 no changes requested by the State and they approve it and that
11 document was the community assessment, which is a reminder of
12 the technical assessment piece of it. That is where you're at right
13 now and it has local data collection and the analysis and also part of
14 that document -- that's why we had a public participation plan as we
15 went into this phase and it does require that it was approved by the
16 State and then we implemented that so that's the second piece there,
17 where do we want to be and that's the most fun part is getting the
18 community vision, you know, looking at what we have and then
19 asking the community what is their vision and, you know, trying to
20 figure out what does East Point want to be. What will it request in
21 the next 25 years? So tonight, I want to show you. We put together
22 a little montage of some of the participation meetings, some of the
23 photos. Some of you all might be in some of those photos as well so
24 we want to show you that tonight and then the document we're here
25 for tonight is actually the community agenda piece. So once we got

1 all that input, we created a community agenda. If you can go to the
2 next slide. Maybe go back one. And in the agenda -- what the
3 agenda is made up is it has your vision. It has a general overall
4 vision Statement for the community. It's got your future
5 development map which takes the place of your old future land-use
6 map that you once had. They're very similar documents. This just
7 gives you a little bit more flexibility and in that future development
8 map, there's going to be a butch of character areas that
9 geographically describes each specific area within the City. And then
10 also the fact that document talk about the issues and opportunities.
11 We talked about issues and opportunities as we went through this
12 community vision process and we aligned policies and goals to line up
13 with all those issues and opportunities that were identified within this
14 document in order to address all those within the community. And
15 then the next step is to implement -- and that's the most important
16 step is -- and I just want to remind you I hope the community
17 continues to use this document as a reference not only for this only
18 case but for you to look as it a policy and guide for what the
19 community wants in the next 25 years. And then you know the
20 implementation piece -- like I said, that's in there. The short-term
21 work program is in there as well and that's actually your short-term
22 work program of how we implement these items. You guys have
23 already begun to implement a lot of this which is great. And just to
24 remind you, the full document is online. It's on the Planning and
25 Zoning Website. The final documents should go through Council next

1 week. Hopefully, it will then replace the draft. It's in a draft version
2 now until we have the final transmittal hearing but that's online at
3 the City's Website, Planning and Zoning. This is the public
4 participation. Just to go through all the meetings we had real quick
5 and then we'll get into the little -- bigger montage. We had --
6 October 6th, we kicked it off with the East Point Citizen's Leadership
7 Academy and that was just a great night with a bunch of young
8 enthusiastic innovated people really ready to get into East Point, get
9 their hands dirty and be involved and so we got a lot of critical
10 feedback on that night. We had an opportunity to -- Jefferson Park
11 called us up. They weren't on our participation schedule originally
12 but they said, hey, will you come out and just tell our group what you
13 all are doing in the City and so our partner from PEQ helping with the
14 public participation and spoke with about 50 of them one evening
15 and encouraged them to come to the next community meeting,
16 which were the larger meetings, Community Meeting 1 and 2 and
17 that -- we had one in Ward's C and D and one for A and B, although
18 we invited people out for both if they wanted to come as well. Then
19 we had a business breakfast. We had a small group of City on the
20 20th. On November 3rd, we showcased everything that we had
21 collected, all the issues and opportunities that we had heard. We
22 gave people an opportunity to write some of those issues and
23 opportunities. We showed them our character, you know, of what
24 they came up with and we just gave them an opportunity to
25 comment if we didn't do something right or as the community to

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describe what the community had seen and to backtrack everything and so we had a bunch of great meetings. I just want to play a little video here of a second of the community meetings.

(Whereupon a video slide is shown to Commissioners and the Audience.)

MR. REED: Some of you guys might know the gentleman out front there. You can see from the video we had a nice representation of age groups diversity throughout the City that came out to these meetings and you guys have a lot of great citizens. We had a lot of really great citizens involvement with this process and also the Staff as well as great with this process. So it's kind of hard to leave the community when you get so invested and it's kind of the final piece here and it has been a lot of fun working in the community here. So the agenda components, we talked about that already. There is a vision statement with a future development map and character areas, the issues an opportunities and the implementation piece which is the policies and goals and short-term work program. Next. The vision statements. We already went over again. I'm not gonna spend a lot of time tonight going over that and the Citywide goals that back up those vision statements. And then this is the future development map and what that does it replaces your future land use map. It organizes your Cities, attend primary character areas and the geographically based policy, helping to maintain a sense of place throughout these areas in the City. And then there by each one of those pages, we went into a little bit of

1 depth the other night. For each one of those character areas, you do
2 have a page that describes the overall visions to that character area
3 the form and function and development patterns and the you all can
4 use this document to look at rezoning cases to see if that fits within
5 the overall vision and goal, the vision for the future. It describes the
6 form, style and pattern of development. This is another -- one of the
7 last pieces with it was the quarters and Gateway that are shown on
8 your future development map that are not part of your character but
9 they are important components of your City and a lot of feedback
10 that we heard on in staying connected and keeping it connected and
11 offering a variety of transportation options within the City. Then the
12 last page are the rules and policies with each one of these sections,
13 developments, housing, land use, population, transportation,
14 inter-government, governmental coordination and community
15 facilities and services. And then the last piece is the short-term work
16 program in there. And you'll update that in five years. The
17 short-term work program will be updated every five years. You just
18 updated it so in another five years, we'll look at it again. And then
19 what's next? We're gonna transfer them to the Department of
20 Community Affairs the Atlanta Regional Commission. Adoption. We
21 ask that you come back around March probably for adoption and
22 then lastly just remind you to please use the reference document and
23 implement your plan so thank you very much.

24 COMMISSIONER BRIDGEWATER, JR.: Commissioners --

25 ATTORNEY SUSAN GARRETT: I think you need to ask if

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there's anyone here who wants to speak in reference to the public hearing.

COMMISSIONER BRIDGEWATER, JR.: Thank you. At this time, is there anyone present that wish to make comments or offer opinions or discussion on said stated matter?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Is there present who wish to offer positive comment, pro-comment?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Anyone wants to speak in opposition, negative comments, any suggestions?

AUDIENCE: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Seeing none, hearing none, Commissioners, I'll entertain a motion to close the public hearing.

COMMISSIONER ATKINS: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Atkins.

COMMISSIONER ATKINS: I move we close the public hearing for the Submittal for Regional Review Mission 2036 Community the Community Agenda.

COMMISSIONER WARES: I second.

COMMISSIONER BRIDGEWATER, JR.: Thank you, Commissioner Atkins and thank you Commissioner Wares. It's been motioned by Commissioner Atkins and seconded by Commissioner Wares that we close the public hearing on said stated matter. All in

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favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, the public hearing is now closed. At this time, does Staff wish to make any comments, Attorney Garrett?

ATTORNEY SUSAN GARRETT: I think at this point you can have decision or you can ask questions or whatever you'd like to do.

COMMISSIONER SHELDON: We need to read into the public record the resolution or do we defer to City Council for that since it will be their resolution?

ATTORNEY SUSAN GARRETT: Since you're being asked to make the recommendation to translate the resolution to the City Council, I think it would be appropriate to read the resolution in the record. Would you like me to read it?

COMMISSIONERS: Yes.

ATTORNEY SUSAN GARRETT: This is a resolution transmitting the City of East Point Mission 2036 Comprehensive Plan Update: Community Agenda to the Georgia Department of Community Affairs for Review and Approval. Whereas, the Georgia Planning Act of 1989 established the minimum Planning Standard and Procedures for Local Comprehensive Planning; and Whereas, the Georgia Planning Act requires that local governments prepare a

1 Comprehensive Plan Update, and Whereas, the City of East Point has
2 completed it's Community Agenda component for review and
3 approval; and Whereas, the City of East Point held a public hearing
4 on December 19th 2011 at it's regular City Council meeting at 1526
5 East Forrest Avenue, Suite 400 in East Point, Georgia; and Whereas,
6 the Atlanta Regional Commission is the reviewing agency for local
7 comprehensive plans on behalf of the Georgia Department of
8 Community Affairs; and Whereas, the Georgia Department of
9 Community Affairs has determined that the Community Assessment
10 and Community Participation Plan meet the local planning compliance
11 requirements. Now be it resolved by the City Council of East Point
12 that the Mission 2036 Comprehensive Plan Update: Community
13 Agenda be submitted to the Atlanta Regional Commission on behalf
14 of the Georgia Department of Community Affairs for review and
15 approval per the requirements of the Georgia Planning Act of 1989.

16 COMMISSIONER BRIDGEWATER, JR.: Thank you, attorney
17 Garrett. Commissioner Sheldon.

18 COMMISSIONER SHELDON: Just for clarification since this
19 will take place on December 19th, that's why the date of the
20 Whereas on public hearing for Council Council mentions this date
21 because tonight is the 15th, to be clear. Thanks.

22 ATTORNEY SUSAN GARRETT: So I believe the
23 recommendation would to transmit this to your City Council for
24 consideration of the resolution.

25 COMMISSIONER SHELDON: Mr. Chair.

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COMMISSIONER BRIDGEWATER, JR.: Commissioner Sheldon. The Chair recognizes Commissioner Sheldon.

COMMISSIONER SHELDON: I make a motion that we transmit the resolution -- let's see. Did you see recommend?

ATTORNEY SUSAN GARRETT: -- to the City of East Point.

COMMISSIONER SHELDON: That we transmit the City of East Point's Mission 2036 Comprehensive Plan Update community agenda to the Georgia Department of Community Affairs for review and approval for the City Council.

COMMISSIONER WARES: I second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Sheldon and seconded by Wares that this matter before the Commission be forwarded to the City Council. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Hearing none, this matter been forwarded. Thank you so very much. Thank you also for the presentation. And now Commissioner Sheldon we can get to where we left off at concerning the terms of the Commissioners. At this time, the Chair again recognize Commissioner Sheldon.

COMMISSIONER SHELDON: I just wanted to bring up for discussion an item we discussed in Work Session last week regarding

1 extended the terms of sitting Commissioners after an election so that
2 we would not be faced with empty seats while new City Council
3 members or sitting City Council members were reappointing or
4 appointing new Commissioners. It was brought to our attention that
5 this year in particular -- because our January agenda is going to be
6 very lengthy that if the appointment process did not take place --
7 appointment and I guess it's also the swearing in process -- did not
8 take place by the time we have our Work Session and our meeting in
9 January of 2012 that we might risk not having a quorum and in that
10 situation, we not guilty in con convenience and delay all of our
11 applicants which can be very costly for them but we also can end up
12 with some issues for the Commission it self. It's my understanding
13 that one of the Council members has already proposed a text
14 amendment that would take care of this issue and they will probably
15 be voting on that at their next Council meeting but I just thought it
16 would be instructive for the public to understand why this would be
17 going on and that would mean that everyone who is sitting on the
18 Commission right now for the month of January should their
19 replacement not be in place yet due to either not having the
20 appointment or not having been sworn in in time but the Commission
21 would remain in tact and I just thought we should either have a
22 decision on it. That may have summed it up as much as we need to
23 but I thought it would be instructive for the public to know that that
24 is a consideration that we have to discuss.

25 COMMISSIONER BRIDGEWATER, JR.: I think you did an

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excellent job at expressing your point and it was quite a summation but the Chair would also recognize Commissioner Atkins at this time for additional discussion.

COMMISSIONER ATKINS: Thank you, Mr. Chair. Yes. I want to thank you Commissioner Sheldon for putting this on our agenda and just to give a little historical perspective for the viewing audience. We are serving as Commissioners. Our term is concurrent with the appointed Council member and so as Commissioner Sheldon said with new Council members going off of the Council then technically the term of the Commissioner that's appointed or the Council member, their term ends as well. And I'm hoping that whatever text amendment is going to be introduced by the City Council that it allows the Commissioners to serve until the point or the time when the new Council member appoints a new Commissioner so that we do have some type of historical balance on the Commission and it also gives the new Council member an opportunity to really look for a great replacement for the Commission and not feel rushed do to any kind of time constraints.

COMMISSIONER BRIDGEWATER, JR.: Other Commissioners.

COMMISSIONERS: (No response.)

COMMISSIONER BRIDGEWATER, JR.: Seeing none, hearing none Commissioners -- Commissioner Sheldon, are you putting this in the form of a vote?

COMMISSIONER SHELDON: No. I just wanted to make sure that we all -- after our discussion at Work Session felt comfortable,

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that the public would understand what our conflict was so if there's a discussion about it they know that we were aware of the situation and it has been passed on my our attorney, our City attorney to the City Council for some kind of response.

COMMISSIONER BRIDGEWATER, JR.: So without any opposition would it be fair to say that all of us on Board or in support of the statement that was read by Commissioner Sheldon?

COMMISSIONERS: Yes.

COMMISSIONER BRIDGEWATER, JR.: I think that would be a fair rule. Thank you, Commissioners.

ATTORNEY SUSAN GARRETT: Mr. Chair. If you all would like to make a motion and give some instruction on something you would like to be communicated to the Council, I think we can do that if you just want to leave it at that.

COMMISSIONER BRIDGEWATER, JR.: That's where I was going. I thought that would give what Commissioner Sheldon said some credence as based on just what she's speaking of in terms of really not doing away with some of the expertise with new Council people coming in so I think knowing that how -- you know, having it on record would be certainly fundamental to me. Commission.

COMMISSIONER TUCKER: Mr. Chair.

COMMISSIONER BRIDGEWATER, JR.: Commissioner Tucker.

COMMISSIONER TUCKER: Could I ask Commissioner Sheldon if she would like to make it a form of a motion.

COMMISSIONER SHELDON: I'd be happy to. I would like to

1 make a motion that a text amendment be studied and passed in our
2 ordinance to cover the period between a new Council member and
3 his con certainty -- his or her concurrent Planning and Zoning
4 Commissioner being appointed and sworn in and any business that
5 needs to be handled by the Commission should there be some gap in
6 that time period. But the Council address this and extend the term of
7 the sitting Commissioner -- the current Commissioner at such time as
8 the Commission has been filled. Is that verbiage good enough.

9 COMMISSIONER WARES: I second.

10 COMMISSIONER BRIDGEWATER, JR.: It's been motioned by
11 Commissioner Sheldon and seconded by Commissioner Wares.
12 Having heard the stated informative statement, all in favor let it be
13 known by the word aye.

14 COMMISSIONERS: Aye.

15 COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign
16 no.

17 COMMISSIONERS: (No response.)

18 COMMISSIONER BRIDGEWATER, JR.: Hearing none, this
19 matter will be accepted and it will be put in a text format and
20 forwarded onto --

21 ATTORNEY SUSAN GARRETT: Is that a request that Staff
22 communicate that?

23 COMMISSIONER BRIDGEWATER, JR.: Yes, please.

24 COMMISSIONER BRIDGEWATER, JR.: Thank you.

25 Commissioners, I think this does complete our tonight's agenda for

1 December the 15th, 2011 ending the 2011 year of the City of East
2 Point Planning & Zoning Commission. Any announcements at this
3 time from Staff?

4 **IX. ANNOUNCEMENTS:**

5 STAFF: (No response.)

6 COMMISSIONER BRIDGEWATER, JR.: Attorney Garrett.

7 ATTORNEY SUSAN GARRETT: (No response.)

8 COMMISSIONER BRIDGEWATER, JR.: Commissioners.

9 COMMISSIONER SHELDON: I have something.

10 COMMISSIONER BRIDGEWATER, JR.: Commissioner
11 Sheldon.

12 COMMISSIONER SHELDON: I would just like to encourage all
13 citizens to go on the Planning and Zoning Website if you have access
14 to a computer and take a look at the new Comprehensive Plan. I
15 think it's a very good document and I think that the public's
16 participation in it and the development of new ideas for the City of
17 East Point is something for us to look forward to. Any other
18 Commissioners.

19 COMMISSIONERS: (No response.).

20 COMMISSIONER BRIDGEWATER, JR.: Thank you. Well,
21 allow me to actually say a special thank you for the entire year and to
22 the Planning and Zoning Director Genesa Elias and certainly to you,
23 Regina Carter, Keyetta Holmes and our Attorney Susan Garrett as
24 well as to our Stenographer Jeanene Harper for the fine work that
25 she's done for the year. Commissioners I have to help in expressing

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my heart felt feelings to each of you. You are all very fine and distinguished persons. Thank you for allowing me to serve as your Chair. I've enjoyed working with each of you. I wish for you as well as all of the Citizens of East Point a Merry Christmas, a Happy Holiday a joyous Kwanzaa and may you approach 2011 with the blessing from a High. All that you seek may you find within abundance. I'll entertain a motion for adjournment at this time.

X. ADJOURNMENT:

COMMISSIONER WARES: So moved.

COMMISSIONER ATKINS: Second.

COMMISSIONER BRIDGEWATER, JR.: It's been motioned by Commissioner Wares and seconded by Commissioner Atkins that we adjourn the December 15th, 2011 meet of the City of East Point Planning & Zoning Commission. All in favor let it be known by the word aye.

COMMISSIONERS: Aye.

COMMISSIONER BRIDGEWATER, JR.: Opposes by the sign no.

COMMISSIONERS: (No response.).

COMMISSIONER BRIDGEWATER, JR.: The meeting is adjourned.

(Whereupon this concluded the City of East Point Planning & Zoning Commission meeting for December 15th, 2011.)

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Attest:

I hereby attest that the foregoing transcript was reported, as stated in the caption, and the questions and answers thereto were reduced to the written page under my direction; that the foregoing pages 1 through 35 represent a true and correct transcript that I am not in any way financially interested in the result of said case.

I am here as an independent contractor for East Point Planning & Zoning Commission.

I was contacted by the offices of East Point Planning & Zoning Commission to provide stenography services to take down the meeting minutes.

The foregoing meeting for the City of East Point Planning & Zoning Commission on December 15th, 2011, at 7 o'clock P.M. were taken down by me and transcribed by me this 29th day of December, 2011.

Jeanene Harper
Stenographic Stenographer