

1 CITY OF EAST POINT  
2 PLANNING & ZONING COMMISSION

3 February 21, 2013 - 7:00 P.M.  
4 Official Meeting Minutes

5 Jefferson Station  
6 1526 East Forrest Avenue  
7 4th Floor Conference Room  
8 East Point, Georgia 30344

9 Board Members:

10 Commissioner Shean **ATKINS**, Chair - Absent

11 Commissioner Linda **SHELDON**, Co-Chair

12 Commissioner Joel **TUCKER**, Provisional Chair

13 Commissioner Dr. Lydia **WARES**

14 Commissioner Gregory **FANN** - Absent

15 Commissioner Matthew **MALLORY** - Absent

16 Commissioner William **BRYANT**

17 Commissioner Davita **WASHINGTON**

18 Commissioner Karen **RENÉ**

19 Also Present:

20 Ms. Linda **DUNLAVY**  
21 City Attorney

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

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

James **HAMMOND**  
Videographer

Richard **RANDOLPH**  
City Engineer

APPEARANCES

Reported By:  
Jeanene Harper  
(404) 228-8807 Office

1	APPLICANT(S):	Page
2	Joe Wilcots 2013Z-001-01	11
3	Charlie Geren 2013V-001-01	16
4	Lakeside Preserve Associates 2013P-001-01	21
5	Wilson, Brock & Irby 2013P-002-01	24
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Index

Description	Page
I. Call to Order	4
II. Roll Call	4
III. Moment of Silence	5
IV. Pledge of Allegiance	5
V. Adoption of Agenda	6
VI. Approval of Meeting Minutes 01/17/2013	6
VII. New Business	9
VIII. Announcements	26
IX. Adjournment	27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**I. CALL TO ORDER:**

COMMISSIONER ATKINS: Good evening. I'm Shean Atkins and the time is now upon us. It is seven o'clock and I am calling to order the February 21st, regularly scheduled meeting of the East Point Planning & Zoning Commission. Staff, would you please do Roll Call for quorum.

**II. ROLL CALL:**

MS. HOLMES: Commissioner Rene.  
COMMISSIONER RENÉ: Present.  
MS. HOLMES: Commissioner Wares.  
COMMISSIONER WARES: (No response.)  
MS. HOLMES: Commissioner Tucker.  
COMMISSIONER TUCKER: Here.  
MS. HOLMES: Commissioner Fann.  
COMMISSIONER FANN: (No response.)  
MS. HOLMES: Commissioner Atkins.  
COMMISSIONER ATKINS: Present.  
MS. HOLMES: Commissioner Mallory.  
COMMISSIONER MALLORY: (No response.)  
MS. HOLMES: Commissioner Sheldon.  
COMMISSIONER SHELDON: Here.  
MS. HOLMES: Commissioner Bryant.  
COMMISSIONER BRYANT: Here.  
MS. HOLMES: Commissioner Washington.  
COMMISSIONER WASHINGTON: Here.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. HOLMES: Mr. Chair, you have a quorum.

COMMISSIONER ATKINS: All right. Thank you. Next item on our agenda is a Moment of Silence. In lieu of a pray, this Body recognizes a Moment of Silence so at this time, we'll take a Moment of Silence.

**III. MOMENT OF SILENCE:**

COMMISSIONER ATKINS: Thank you. If everyone would please stand and join me in the Pledge of Allegiance.

**IV. PLEDGE OF ALLEGIANCE:**

COMMISSIONER ATKINS: Commissioners, at this time, I will entertain a motion to adopt the agenda for our meeting.

**V. ADOPTION OF AGENDA:**

COMMISSIONER SHELDON: So moved.

COMMISSIONER ATKINS: Is there is second?

COMMISSIONER BRYANT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon and seconded by Commissioner Bryant that we adopt the agenda as presented. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: Opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The agenda is adopted. Commissioners, at this time, I will entertain a motion for approval of our January 17, 2013 meeting minutes.

**VI. APPROVAL OF MEETING MINUTES:**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONER BRYANT: So moved.

COMMISSIONER TUCKER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Bryant, seconded by Commissioner Tucker that we approve our January 17, 2013 minutes. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: Opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. We've approval our January 17 minutes. Commissioners, at this time, as is required by code, we must elect officers for the Board of Commission. Commissioners, at this time, I will entertain a motion. We will start with Provisional Chair. We have three positions that we must elect officers for. They are Provisional Chair, Vice Chair and Chair of the Commission. At this time, I'll entertain a motion for Provisional Chair.

**VII. ELECTION OF COMMISSION BOARD OFFICERS:**

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Sheldon.

COMMISSIONER SHELDON: I would nominate Joel Tucker.

COMMISSIONER ATKINS: Okay. Are there any other nominations?

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Are there any other nominations?

COMMISSIONERS: (No response.)

1 COMMISSIONER ATKINS: Mr. Cook -- Mr. Tucker, would you  
2 accept that nomination?  
3 COMMISSIONER TUCKER: I will.  
4 COMMISSIONER ATKINS: Okay. Commissioners,  
5 Commissioner Sheldon has nominated Joel Tucker to be our  
6 Provisional Chair for 2013. All in favor sound aye.  
7 COMMISSIONERS: Aye.  
8 COMMISSIONER ATKINS: All opposed sound nay.  
9 COMMISSIONERS: (No response.)  
10 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
11 Mr. Tucker, congratulations as Provisional Chair. Commissioners, at  
12 this time, I'll entertain a motion for Vice Chair of the Commission.  
13 COMMISSIONER TUCKER: Mr. Chair.  
14 COMMISSIONER ATKINS: Yes, Commissioner Tucker.  
15 COMMISSIONER TUCKER: I would nominate Commissioner  
16 Sheldon.  
17 COMMISSIONER ATKINS: Okay. Are they any other  
18 nomination from the floor?  
19 COMMISSIONERS: (No response.)  
20 COMMISSIONER ATKINS: Commissioner Sheldon, would you  
21 accept the position of Chair?  
22 COMMISSIONER SHELDON: Yes.  
23 COMMISSIONER ATKINS: Okay. Commissioners, it has been  
24 moved by Commissioner Tucker that Commissioner Sheldon serve as  
25 Chair -- Vice Chair of the Commission. All in favor sound aye.

1 COMMISSIONERS: Aye.

2 COMMISSIONER ATKINS: All opposed sound nay.

3 COMMISSIONERS: (No response.)

4 COMMISSIONER ATKINS: Hearing none, the ayes have it.

5 Commissioner Sheldon, congratulations on Vice Chair.

6 COMMISSIONER ATKINS: Commissioners, at this time, I'll

7 entertain a motion for Chair of the Commission.

8 COMMISSIONER RENÉ: I nominate ---

9 COMMISSIONER BRYANT: Mr. Chair.

10 COMMISSIONER RENÉ: -- Shean Atkins.

11 COMMISSIONER ATKINS: Okay.

12 COMMISSIONER BRYANT: Second.

13 COMMISSIONER ATKINS: Okay. Are there any other

14 nominations?

15 COMMISSIONERS: (No response.)

16 COMMISSIONER ATKINS: Commissioners, it has been moved

17 by Commissioner Rene and seconded by Commissioner Bryant that

18 Shean Atkins serve as Chair of the Commission for 2013. I will

19 accept the nomination. Commissioners, all in favor sound aye.

20 COMMISSIONERS: Aye.

21 COMMISSIONER ATKINS:

22 ALLEN FREEDMAN: Opposed sound nay.

23 COMMISSIONERS: (No response.)

24 COMMISSIONER ATKINS: Hearing none, the ayes have it.

25 Congratulations.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONER SHELDON: Congratulations.

COMMISSIONER ATKINS: Thank you, Commissioner Sheldon. Okay. Commissioners, we will -- we have been joined also by Commissioner Wares and Commissioner Wares, we have just conducted our elections for 2013. Commissioner Tucker is our Provisional Chair, Commissioner Sheldon is our Vice Chair and Sean Atkins, I will serve again as your Chair.

COMMISSIONER WARES: Yeah.

COMMISSIONER ATKINS: All right. Great. Thank you. We're glad to have your approval. Okay. Commissioners, we will move into our New Business and we will start with Case Number 2013 "Z" as in zebra-001-01. Staff, would you please sound this Agenda Item.

NEW BUSINESS:

MS. CARTER: Case Number 2013Z as in zebra-001-01. Applicant is Joe Wilcots, location is 1385 Elizabeth Lane. Applicant is questioning rezoning from R1A to R-2. This case requires a public hearing.

COMMISSIONER ATKINS: Thank you. Commissioners, as you've heard from Staff, this case requires a public hearing as due all of the other three items under New Business so at this time, I will read the rules for our public hearing and then I'll entertain a motion to open the public hearing. Public hearings before the Planning & Zoning Commission shall be conducted in accordance with Section 10-2219 of the East Point Zoning Code and Development Regulations

1 as follows: Persons both favoring and opposing the proposed case  
2 will be provided an opportunity to address the Commission. The  
3 applicant for the zoning case or the applicant's designated  
4 representative, if any, will be entitle to speak first followed by other  
5 speakers in favor of the proposal for a total of fifteen (15) minutes.  
6 Those who opposed the proposed zoning case will then be permit to  
7 speak for a total of fifteen (15) minutes. By majority vote, the  
8 Commission may increase the total time for speakers provided that  
9 each side is given the same amount of time. If there is more than  
10 one speaker for a side, the Chair or the presiding officer may limit  
11 the time allotted to each speaker other than the zoning applicant.  
12 The zoning applicant may reserve a portion of his or her allot time for  
13 rebuttal. Speakers must adhere to the rules of decorum. Prior to  
14 speaking, each speaker shall identify him or herself and State his or  
15 her current address. Each speaker shall speak only to the merits of  
16 the proposed zoning decision under consideration, shall address  
17 remarks only to the Commission and shall refrain from making  
18 personal attacks on any other speaker. The presiding officer may  
19 refuse a speaker the right to continue if, after first being cautioned,  
20 the speaker continues to violate the rules of decorum.  
21 Commissioners, at this time, I'll entertain a motion to open public  
22 hearing for Case Number 2013 "Z" as in zebra-001-01.

23 COMMISSIONER SHELDON: Mr. Chair.

24 COMMISSIONER ATKINS: Yes, Commissioner Sheldon.

25 COMMISSIONER SHELDON: I move we open the public

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

hearing for this matter.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER WARES: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon, seconded by Commissioner Wares that we open the public hearing for this Case Number. All in favor sound aye.

COMMISSIONERS: Aye

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now open. At this time, we'll hear from the applicant. Is Mr. Wilcots here? Would you please approach the podium.

(Whereupon Applicant Mr. Wilcots approaches the podium.)

COMMISSIONER ATKINS: Please state your first and last name and your current address.

APPLICANT JOE WILCOTS: Joe Wilcots, 4795 Cockling Mill Road, Fairburn, Georgia.

COMMISSIONER ATKINS: Okay. You can go ahead and present your case.

APPLICANT JOE WILCOTS: Yes, we have this property and we are trying to convert it back over into a duplex from the single family home. It was empty for over a year so it transfer back over into by zoning. Our plans are to convert it become over and one of the things we wanted to do in the exterior is change all the siding.

1 The property is kind of ran down so we want to change all the siding,  
2 change the ones that inside the location. We want to put a porch on  
3 the out side of it. On the inside of it, we want to gut out both  
4 kitchens, remodel both kitchens. It has a two -- it has a bathroom in  
5 each one of the units. We want to -- the one that has the three  
6 bedroom, we want to add another bathroom so it will be a three  
7 bedroom with two baths. The one that has the one bathroom, we've  
8 continual leaving it that and remodel that bathroom. Our goal is to  
9 go inside the whole house, kind of gut it out. The drywall is kind of  
10 deteriorate. The floors are kind of deteriorating because it's been  
11 vacant for so long. So there's a lot of work that we want to do to it.  
12 We plan on renting it out. I plan on staying -- we are planning on  
13 renting it out. We -- our property management been property  
14 management for eight years and property management in East Point  
15 for maybe about five years. Most of our properties is in East Point  
16 and Atlanta. We believe in keeping our properties up, taking care of  
17 them, getting tenants in there that would take care of the properties  
18 as if it was theirs so that they won't be ran down. In the process of  
19 doing that, it raises the property value as we go in and it rehab the  
20 property. As we get somebody in there that would take care of the  
21 property. It raise the property value. It stops the crime rate or it  
22 lowers the crime rate within that area because you will understand  
23 that when you have a vacancy, that it does increase the crime rate in  
24 that area. People want to come in and vandalize the property and  
25 stealing the air-conditions and cooper pipes and so and so on. So we

1 want to try to reduce that. We love East Point. We believe East  
2 Point is a nice City. Our office, like I say, our office is in here. We've  
3 been here for five years. We plan on staying here. This is just one  
4 of the project that we have that's up in front that we want to actually  
5 take care of. We've been having the property now for over a year.  
6 We bought it from the owner. We just want to make it look good.  
7 We believe -- we are proud property owners and we enjoy just going  
8 in there and doing the work and making it change, changing the face  
9 of it to make it look good so it will be presentable for somebody to  
10 rent.

11 COMMISSIONER ATKINS: Okay. All right thank you. Are  
12 there any other proponents for this case?

13 AUDIENCE: (No response.)

14 COMMISSIONER ATKINS: Are there any other proponents?

15 AUDIENCE: (No response.)

16 COMMISSIONER ATKINS: Going once, going twice. Seeing  
17 none, are there any opponents for this case?

18 AUDIENCE: (No response.)

19 COMMISSIONER ATKINS: Are there any opponents present  
20 tonight that would like to speak to this case?

21 AUDIENCE: (No response.)

22 COMMISSIONER ATKINS: Going once, going twice, three  
23 times. Seeing none, Commissioners, at this time, I will entertain a  
24 motion to close the public hearing.

25 COMMISSIONER SHELDON: Mr. Chair.

1 COMMISSIONER ATKINS: Yes, Commissioner Tucker.  
2 COMMISSIONER TUCKER: I make a motion to close the  
3 public hearing on application 2013Z-001-01.  
4 COMMISSIONER ATKINS: Is there a second?  
5 COMMISSIONER SHELDON: Second.  
6 COMMISSIONER ATKINS: It's been move by Commissioner  
7 Tucker, seconded by Commissioner Sheldon that we close the public  
8 hearing for this Case Number. All in favor sound aye.  
9 COMMISSIONERS: Aye.  
10 COMMISSIONER ATKINS: All opposed sound nay.  
11 COMMISSIONERS: (No response.)  
12 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
13 The public hearing is now closed. Staff, would you please sound  
14 your recommendation?  
15 MS. CARTER: For Case Number 2013Z-001-01, Staff  
16 recommends approval of the zoning from R1A to R2, Two Family  
17 Residential.  
18 COMMISSIONER ATKINS: Okay. Commissioners, you've  
19 heard the applicant for this case an you've also heard the  
20 recommendation from Staff. At this time, I will entertain a motion.  
21 Please remember that because it is a rezoning, the motion should be  
22 stated in the form of a recommendation.  
23 COMMISSIONER SHELDON: Mr. Chair.  
24 COMMISSIONER ATKINS: Yes, Commissioner Sheldon.  
25 COMMISSIONER SHELDON: I move we recommend to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Council the approval of the rezoning for Case Number 2013Z-001-01.

COMMISSIONER ATKINS: Okay. Is there a second.

COMMISSIONER WARES: I second.

COMMISSIONER ATKINS: Okay. It's been moved by Commissioner Sheldon, seconded by Commissioner Wares that we recommend approval of Case Number 2013 "Z" as in zebra-001-01, 1385 Elizabeth Lane, rezoning from R1A to R-2. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. We will recommend approval to Council for this Agenda Item. Our next Agenda Item is 2013 "V" as in Victor-001-01. Staff, would you please sound this Agenda Item.

MS. CARTER: Applicant for this case is Charlie Geren. The location of the property is 1269 Spencer Avenue. Applicant is requesting is variance to reduce the side yard setback by three feet.

COMMISSIONER ATKINS: Commissioners, this item also requires a public hearing. At this time, I will entertain a motion to open the public hearing.

COMMISSIONER WARES: So moved.

COMMISSIONER ATKINS: Is there a second.

COMMISSIONER SHELDON: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Wares, seconded by Commissioner Sheldon that we open the public hearing for this Case Number. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

The public hearing is now open. At this time, we will here from the applicant, Charlie Geren. Would you please approach the podium?

(Whereupon Applicant Charlie Geren approaches the podium.)

APPLICANT CHARLIE GEREN: Yes, I'm Charlie Geren, 1269 Spencer Avenue and the -- we during the Work Session last week, we talked a little bit about what I was trying to do and have moved to East Point two years ago and have been living in the home for two years. The house was built in '37. It's a little bit older than me and actually through the renovations -- actually, there's been two major renovations. A bedroom with a covered porch, both of which are stepdowns so the goal I want to make an investment in East Point to provide a home for me to stay when I am elderly. Um, so the goal of this project is to use the current foundation and if you would allow me the three foot setback, then what that allows me to do is to add a bedroom, a screen porch, washer dryer and bath on that same level. Um, I did bring a support from Jim and Jan Space, my next door neighbors. I guess, do you need that for your files? And I know last -- during the Work Session, there were some questions trying to get the visual between the old structure and the new structure.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Were there still questions of that? I did bring another hand out in case there was.

COMMISSIONER ATKINS: You can present whatever you have because it is a public hearing.

APPLICANT CHARLIE GEREN: Okay.

COMMISSIONER ATKINS: We will ask you questions.

APPLICANT CHARLIE GEREN: Okay.

COMMISSIONER ATKINS: This is really your opportunity to present your case.

APPLICANT CHARLIE GEREN: Okay. Great. Um, I only brought five copies. I'm sorry. I was thinking we might have a -- there are only five copies so what I'm gonna try to do is -- I'll give -- okay. We'll just need to share what we have. Let me let that get around just a second then -- there are only five copies so I tell you what -- what I tried to do and this was to provide a little clearer view. On the first page is the original 1937 structure and then if you overlay it um, anybody wants to have overheads you can use those as you wish. But um, what we'll do is bring the current bedroom den up to the level of the home and using the foundation there and the foundation will follow um, that same side so actually about 5-Feet back from the side property lines instead of the eight foot required currently. So we'll take the covered porch off and the current bedroom den off and then bring the floor structure up and then create a new bedroom, a new bath, washer, dryer which is the real excitement for me personally and then the screen porch so -- so

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

that's -- it's relatively simple. It's only a three foot setback requirement or request um, for about 17 feet, I guess, is the total size and the neighbors are in agreement and I've had no negative input so...

COMMISSIONER ATKINS: All right. Is that all?

APPLICANT CHARLIE GEREN: Yes.

COMMISSIONER ATKINS: Okay. Thank you. Are there any other proponents for this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any other proponents here tonight that would like to speak to this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Going once, going twice, seeing none, are there any opponents here that would like to speak to this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any opponents here to speak to this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Going once, going twice, seeing none, Commissioners, at this time, I will entertain a motion to close the public hearing.

COMMISSIONER SHELDON: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER BRYANT: Second.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon, seconded by Commissioner Bryant that we close the public hearing for this Case Number. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now closed. Staff, would you please sound your recommendation.

MS. CARTER: For case -- excuse me. For Case Number 2013 "V" as in Victor-001-01 location 1269 Spencer Avenue. Staff recommends approval to have variance to reduce the side yard setback from three feet, side yard setback, three feet.

COMMISSIONER ATKINS: Thank you. Commissioners, you've heard from the applicant and you've also heard Staff's recommendation. At this time, I will entertain a motion?

COMMISSIONER TUCKER: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Tucker.

COMMISSIONER TUCKER: I'd like to make a motion to approve applicant 2013V-001-01.

COMMISSIONER ATKINS: Is there is second.

COMMISSIONER WARES: I second.

COMMISSIONER ATKINS: It's been moved and properly seconded that we approve Case Number 2013 "V" as in Victor-001-01. Is there any discussion?

1 COMMISSIONERS: (No response.)  
2 COMMISSIONER ATKINS: Hearing none, all in favor sound  
3 aye.  
4 COMMISSIONERS: Aye.  
5 COMMISSIONER ATKINS: All opposed sound nay.  
6 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
7 This Commission approves Case Number 2013 "V" as in  
8 Victor-001-01. Our next Case Number is 2013 "P" as in Paul-001-01.  
9 Staff, would you please sound this Agenda Item.  
10 MS. CARTER: This case is for Lakeside Preserve Associates.  
11 The location is Old Fairburn Road. It is a final plat for Lakeside  
12 Preserve Phase 3C-1.  
13 COMMISSIONER ATKINS: Commissioners, at this time, I will  
14 entertain a motion to open the public hearing for this Case Number?  
15 COMMISSIONER WARES: So moved.  
16 COMMISSIONER ATKINS: Is there a second?  
17 COMMISSIONER SHELDON: Second.  
18 COMMISSIONER ATKINS: It's been moved by Commissioner  
19 Wares, seconded by Commissioner Sheldon that we open the public  
20 hearing. All in favor sound aye.  
21 COMMISSIONERS: Aye.  
22 COMMISSIONER ATKINS: All opposed sound nay.  
23 COMMISSIONERS: (No response.)  
24 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
25 The public hearing is now open. Is the applicant present? Would

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

you please approach the podium.

(Whereupon the applicant's representative for Lakeside Preserve Associates approaches the podium.)

APPLICANT LAKE CASEY HILDE: Good evening. My name is Casey Hilde. I live at 4723 Holly Oak Place in Atlanta and I am representing Lakeside Preserve Associates. We would like to record 26 lots in Lakeside Preserve Subdivision. It's an ongoing subdivision. There are currently over 200 in the subdivision. We are seeing some is success down there and we'd just like to continue the process.

COMMISSIONER ATKINS: Okay. Are there any other proponents for this Case Number?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any other proponents that would like to speak to this Case Number?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Going once, going twice, seeing none, are there any opponents for this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any opponents here tonight that would like to speak to case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Okay. Seeing none, Commissioners, at this time, I'll entertain a motion to close the public hearing.

COMMISSIONER SHELDON: So moved.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER WARES: I second.

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon, seconded by Commissioner Wares that we close the public hearing for 2013 "P" as in Paul-001-01. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay?

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now closed. Staff would you please sound your recommendation for this Agenda Item.

MS. CARTER: Staff makes a recommendation of approval for Lakeside Preserve Phase 3 "C" as in Charles-1.

COMMISSIONER ATKINS: Okay. All right. Excellent. Commissioners, at this time, I will entertain a motion for this Case Number.

COMMISSIONER SHELDON: Mr. Chair.

COMMISSIONER ATKINS: Commissioner Sheldon.

COMMISSIONER SHELDON: I move that we approve the final plat for 2013P-001-01, Lakeside Preserve Associates.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER TUCKER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon and seconded by Commissioner Tucker that we approve the final plat for Lakeside Preserve Phase 3C-1. All in favor sound aye.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONERS: Aye

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

This item has been approved. Our next Agenda Item is 2013 "P" as in Paul-002-01. Staff would you please sound this Agenda Item.

MS. CARTER: Case Numbers -- applicant is Wilson, Brock & Irby for Southmeadow. The location of the project is Southmeadow East on Ben Hill Road, final plat for Phase One.

COMMISSIONER ATKINS: Okay. This item also requires a public hearing so Commissioners, at this time, I will entertain a motion for a public hearing -- to open a public hearing.

COMMISSIONER WARES: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER BRYANT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Wares, seconded by Commissioner Bryant that we open the public hearing for this Case Number. All in favor sound aye.

COMMISSIONERS: Aye

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

The public hearing is now open. If the applicant will please approach the podium.

(Whereupon the applicant for Wilson, Brock & Irby

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

approaches the podium.)

APPLICANT WILSON, BROCK & IRBY: Good evening, Commissioners. My name is Harold Buckley. I'm with Wilson, Brock & Irby, 2849 Paces Ferry Road in Atlanta. I'm here before you tonight on behalf of McDonald development, which proposes the subdivision that is before you this evening. When we came before you last week at your Work Session, we had one comment that was made on our final plat, which was, there was a -- an electrical utility easement that was missing from the drawing. I believe that that omission has been corrected and revised drawings have been submitted to the Staff and with that, I think that we have addressed what the Staff has asked us to address so I'll just answer any questions.

COMMISSIONER ATKINS: Okay. Well, because it's a public hearing, we won't have questions at this time. Are there any other proponents for this Case Number?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents for this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Seeing none, are there any opponents for this case?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any opponents here tonight that would like to speak to this case?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Seeing none, Commissioners, at this time, I will entertain a motion to close the public hearing.

COMMISSIONER SHELDON: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER WARES: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Sheldon, seconded by Commissioner Wares that we close the public hearing for 2013 "P" as in Paul-002-01. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now closed. Staff, would you please sound your recommendation for this Case Number.

MS. CARTER: Staff recommends approval of the final plat for Southmeadow Easy Phase One.

COMMISSIONER ATKINS: Commissioners, you've heard from the applicant's representative and you've also heard Staff's recommendation. At this moment -- at this time, I will entertain a motion.

COMMISSIONER TUCKER: Mr. Chair.

COMMISSIONER ATKINS: Yes, Commissioner Tucker.

COMMISSIONER TUCKER: I would recommend approval to the Council of Case Number 2013P-002-01.

1 COMMISSIONER ATKINS: Is there a second?  
2 COMMISSIONER RENÉ: I second.  
3 COMMISSIONER ATKINS: It's been moved by Commissioner  
4 Tucker, seconded by Commissioner Rene, is that correct?  
5 COMMISSIONER RENÉ: Yes.  
6 COMMISSIONER ATKINS: Okay that's what I heard. All  
7 right -- seconded by Commissioner Rene, that we recommend  
8 approval of Case Number 2013 "P" as in Paul-002-01. Is there any  
9 discussion for this Agenda Item?  
10 COMMISSIONERS: (No response.)  
11 COMMISSIONER ATKINS: Hearing none, all in favor sound  
12 aye.  
13 COMMISSIONERS: Aye.  
14 COMMISSIONER ATKINS: All opposed sound nay.  
15 COMMISSIONERS: (No response.)  
16 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
17 We recommend approval. Commissioners, at this time, this brings us  
18 to announcements and we'll start with Staff. Are there any  
19 announcements for the good of the viewing public?  
20 **IX. ANNOUNCEMENTS:**  
21 MS. HOLMES: No announcements.  
22 COMMISSIONER ATKINS: Okay. Commissioners, do you  
23 have any announcements?  
24 COMMISSIONERS: (No response.)  
25 COMMISSIONER ATKINS: Okay. Hearing none,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Commissioners, at this time, I'll entertain a motion to adjourn.

**X. ADJOURNMENT:**

COMMISSIONER WARES: So move.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER RENÉ: I second.

COMMISSIONER ATKINS: It's been moved by Commissioner Wares seconded by Commissioner Rene that we adjourn our regularly scheduled February meeting. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes it have.

This meeting is now adjourned.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 28 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 February 21, 2013 at seven o'clock P.M. were taken down by me and transcribed by me on this 7th day of March, 2013.

Jeanene Harper  
Stenographic Stenographer