

MINUTES

PUBLIC HEARING RE: CARL E SMITH PROPERTY REZONING

A public hearing on Monday December 10, 2018 at 7:00 p.m. at the Turin Town Hall, 47 Turin Road, Turin, GA. The purpose of the public hearing will be to receive public comment regarding recommendations of the Planning Commission concerning the following: (1) map amendment to the Town of Turin Zoning Ordinance to rezone the property consisting of 1.5 acres located at 70 Longstreet Avenue in the Town of Turin, owned by Carl E. Smith & Sons Building Materials, Inc. and further identified as parcel number T01 0001 005 from its current zoning of Rural Development (RD) to General Commercial (GC), and (2) to grant a variance to the buffer requirements for a buffer between parcel numbers T01 0001 005 and T01 0001 004.

In attendance – Mayor Alan Starr, Councilmembers; Fernando Ramos, Mike Frnka, Clarence Bolden, Alan Stapp and Town Clerk Tracey Townsend.

Mayor Starr called the meeting to order at 7 p.m. and gave an opening statement on procedures of a public hearing and a description of the general rules for conducting the hearing.

Mayor Starr asked all Councilmembers present if any have received financial contributions from the applicant within a 2-year timeframe. All answered no.

Alex McDonald – Vice President of Carl E Smith & Sons Building Materials spoke on behalf of the rezoning stating the intent is to rezone 1.5 acres, which is currently owned, build a new warehouse, have employee parking toward the back of the property, and to construct a retention pond on the property formerly owned by the Askew family away from the Harris property, keeping water away from the Harris' property. He also stated the concerns for the traffic of trucks would be addressed with opening the area adjacent to Waldrop Street so traffic can come straight into the property avoiding Railroad Street. Along this property landscaping would be set to keep residential area shielded.

Mr. McDonald stated that Carl E. Smith & Sons Building Materials, Inc. has been a stable and model business since 1981 and wants to continue to grow and prosper and be able to compete, and to compete they need growth. He has spoken with residents to find an even ground and try to find a way to give back to the community and make the situation better. The group is open to criticism and wants to hear from residents.

Councilmember Stapp asked is a permit for land disturbance was applied for, the clerk stated one was not needed to cut trees. He also asked how the house would be salvaged, it was stated that it would be salvaged for homes for disabled residents – Georgia Homes will be the contractor and they are located in Haralson Georgia.

George Harris stated he was still concerned about the water runoff, now there would be even more since more land would be cleared. It was answered that this problem would be alleviated with pipes running

into the retention ponds, Mr. Harris asked how the silt would be stopped, the pipes were going to fill up. Mr. McDonald stated that Neal Spradlin, with Capstone Engineering has placed his engineering stamp on the plans, which guarantees run off will be contained.

Councilmember Ramos stated there would be more visibility, how would the retention pond and driveway be hidden. Mr. McDonald stated there would be a sloped berm of soil for the retention pond, with a fence and landscaping added, but agreed the sheds and warehouse would be visible.

George Harris asked if the trucks would sit and idle at night, Mr. McDonald stated that would not be allowed.

Councilmember Stapp stated there would still be the problem of turning in from Hwy 16, a de-acceleration lane would be ideal, but that would have to be a Department of Transportation project.

Councilmember Ramos asked what the plans were in making the buildings better looking. Mr. McDonald stated that the plan was to paint all buildings the same color and to move any lumber from the ground, placing it in racks or under sheds and build better fencing. Since this company can be seen from the road, they do want it to look better.

Mac Tignor, 245 North Road, Planning Commission Chairman and as a citizen wanted to reiterate the recommendation. The Planning Commission met on October 12 and voted unanimously to recommend approval. The applicant originally wanted 2 parcels rezoned, but the Committee would only give the recommendation of 1 to be rezoned and the other to be kept Residential and also agreed to a buffer variance that was recommended for between the properties. He asked for the Council to consider the Comprehensive Plan. The Comprehensive Plan supports this rezoning in community goals and community policies. The Future Land Use map in the Comprehensive Plan, identifies this property for future use as Commercial and Mr. Tignor stated the Comprehensive Plan is the Bible for the development of the Town. The Plan was developed after extensive public input, approved by the Planning Commission, approved by the Town Council, and approved by the State, The Council has the duty to support the Comprehensive Plan.

George Harris asked what the parcel would be zoned that the retention pond would be on, Mr. Tignor stated it is residential, and that It is not prohibited on a residential lot.

Shawn Banach, 214 Railroad Street, spoke in favor of the rezoning, stating the Town needed the growth and expansion. The intersection on Hwy 16 is dangerous regardless and that all large vehicles made wide right turns. Growth is excellent for business. On Railroad Street and Longstreet Avenue vehicles try crossing each other, they move into yards and homeowners are having to deal with that problem. Salvaging the Askew property is a great idea. The Council should honor Floyd Smith Parkway and Carl Smith is interested in helping.

Jim Adamson, 26 N. Hunter (Business) 995 Reese Road spoke in favor also. He said it feels like the lot is more compatible with Commercial Zoning. He is good with the buffer decision and the driveway addition

will improve traffic flow. The retention pond will be monitored by local, county and state policies and that this plan will relieve the Harris property from the runoff. He urges the Council to vote in favor.

Joe Shoemaker – 5137 Hwy 16 stated he was neutral about the plan, but that he thought it was a no brainer to get where the Town is supposed to be. He stated you cannot stop growth, and does not understand the fight. Mayor Starr stated there was no fight, just a public hearing for the Council to hear the public opinion.

Mayor Starr asked for any other comments, no one came forward. At that time, he asked for a show of hands of the 20 people in the audience, 18 for the rezoning, 1 against and 1 neutral.

George Harris stated he was the only adjacent property owner present at the hearing.

Mayor Starr stated the vote will be at the Regular Council Meeting on December 17, 2018, 7 p.m. at Turin Town Hall located at 47 Turin Road, Turin, GA.

Alex McDonald made a statement that he had met with Gail & George Harris and fixed everything they wanted fixed; truck traffic, water management and that they were doing these things to make life easier, that this was very expensive and wants all to know that all of the Harris' issues and concerns have been handled 100%. He stated they are neighbors and want to try and do the right thing.

With all sides being heard the Mayor closed the Public Hearing at 7:45 p.m.

Approved this 22nd day of January, 2018

Gracey O Townsend Clerk