

## City of Blue Ridge

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480 West First Street • Blue Ridge, Georgia • (706) 632-2091

City of Blue Ridge  
Planning Commission Meeting Minutes  
City Hall  
480 West First Street  
November 17, 2020 at 6:00 p.m.

Present: Chairman John Soave  
Vice Chairwoman Cindy Trimble  
Board Member Dana Hunt ,Mark Engledow, Angie Arp  
Zoning, Land Development and Project Manager: Jeff Stewart  
Absent: Assistant City Clerk Chris Mortimer

- 1) Call Meeting to Order:  
Before Chairman John Soave called the meeting to order, two new members (Dana Hunt and Angie Arp )were sworn in by Rhonda Haight. Chairman John Soave called the meeting to order.
- 2) Confirmation of Quorum:  
Chairman John Soave made a motion confirming the quorum. Vice Chairwoman Cindy Trimble seconded the motion. Motion carried.
- 3) Approval of Minutes from Previous Meeting:
  - a) Chairman John Soave made a motion to table the previous meeting minutes.
- 4) Rezoning Request: Johnnie Hastings, the petition seeks for the entire parcel of 14.15 acres to be rezoned to R-3 (High Density Residential) from C-2 (General Commercial). The parcel that is the subject matter of the request is Tax Parcel 0053 039B located on Appalachian Highway between East Highland Street & Milam Street, located in Land Lot 297, District, 2nd Section, Fannin County, Georgia.
  - a) Staff Analysis:  
Zoning, Land Development and Project Manager Jeff presented his staff analysis (attached).
  - b) Open Public Hearing:  
Chairman John Soave opened the public hearing section of the meeting.
  - c) Allow Applicant 10-Minutes to Present His or Her Case:  
The applicant Johnnie Hastings was given ten (10) minutes to present his case. He discussed possible future plans of developing the property to include 81 town-homes . He explained how much more tax revenue this project would be bring to the city. He would like to have a shuttle that would bring owners downtown .

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d) Allow Opposing Parties 10-Minutes Collectively to Present His or Her Case:

Chairman John Soave opened the floor for anyone opposing the rezone. Explained they have 10 minutes to present. Several ask that they be allowed extra time since they have so many wanting to speak. Chairman John Soave and all members voted to allow each speaker 5 minutes to speak. Gene Middleton, Dana Thompson, Jordan Patten, Wanda Mote, and Lynn Doss. The concerns of the speakers were:

1. This project is too large for the neighborhood and will bring to much traffic
2. The streets are not wide enough to handle two-way traffic.
3. Concerns of over development of the area.
4. That the infrastructure would not support 81 town houses.

e) Close Public Hearing:

Chairman John Soave closed the public hearing section of the meeting.

f) Commission Discussion and Vote:

After discussing motion was made to approve the rezone with restrictions.

1. John Soave voted yes. He explained if infrastructure could support the development. If not, the developer would have to pay for upgrades.
2. Cindy Trimble voted yes. She explained approved with restrictions.
3. Mark Engledow voted yes .He deemed that no Construction Vehicles use College Street entrance ,No Short-Term Rentals in Convenances. Only shuttle and Emergency Vehicles could use College Street entrance.
4. Dana Hunt voted yes. He asked that the entrance to College Street be closed and to have restrictions.
5. Angie Arp voted no. She expressed that due to infrastructure the only traffic onto College Street would only allow Emergency Vehicles and shuttle also no Short-Term Rentals.

5) Announcement of Second Hearing:

Chairman John Soave announced that a second public hearing will be conducted for the requests during the City Council Meeting on November 30, 2020 beginning at 5:00 p.m.

6) Other Business:

There was none.

7) Adjournment:

Member Dana Hunt made motion to adjourn the meeting.

Member Cindi Trimble seconded motion.

Motion passed.



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Chairman John Soave



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Assistant City Clerk Chris Mortimer

*Dec 1, 2020*

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Approved