

# City of Blue Ridge

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

## Planning Commission Meeting

October 5th

6:00 p.m.

480 West First Street

## MINUTES

Present: Chairman John Soave

Vice Chairwoman: Cindy Trimble

Board members: Mary Foegelle,

Mark Engledow, Angie Arp

Zoning, Land Development and Project Manager: Jeff Stewart

### 1) Call Meeting to Order

Chairman John Soave called the meeting to order

### 2) Confirmation of Quorum

Chairman John Soave confirmed the quorum

### 3) Approval of Minutes from Previous Meeting

a) June 1<sup>st</sup> 2021 Planning Commission Meeting.

Vice Chairwoman Cindy Trimble made a motion to approve the minutes

Board member Mark Engledow seconded the motion.

Motion passed. All in Favor.

### 4) Rezoning Request: Rick Thompson / Joseph Fava, 1281 East Main Street, Proposed R3 (High Density Residential) from C2 (General Commercial)

a) Staff Analysis

Zoning, Land Development and Project Manager, Jeff Stewart read the staff analysis attached as "Exhibit A"

b) Allow Applicant 10-Minutes to Present His or Her Case

Rick Thompson said he was representing Joseph Fava for the rezone. He is an architect with an office out of Chattanooga, Tn. He stated he was a property owner in Fannin County for 15 years. The proposed building is a two-story with (3) 2-bedroom units on the bottom floor and

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(2) 3 bedroom units on the top floor. He said this will help address the shortage of places to live. Quality will not be an issue; they will be properly designed. Price range on the units will be \$300,000 and up.

## c) Allow Opposing Parties 10-Minutes Collectively to Present His or Her Case

Greg Arnold, resident of 1167 East Main Street. Mr. Arnold said he disagrees with the spot zoning. He would like to see higher architectural guidelines for developers. He thinks a master plan needs to be developed.

Donna Thompson, county resident, wanted to voice some concern about the height since it is already on an elevation.

## d) Commission Discussion and Vote

Chairman John Soave spoke about looking ahead for the buyers being next door to the brewery. Chairwoman Cindy Trimble said she agreed 100%. She stated that according to GMA and other state officials, spot zoning is frowned upon and possibly illegal.

Board member Mark Engledow made a motion to accept the zoning changes as requested subject to the requirement of the developer to upgrade any water or sewer needed to serve future parcel.

Motion failed for lack of second.

Vice Councilwoman Cindy Trimble made a motion to deny based on the spot zoning because of the large amount of public opposition and the issue that spot zoning is illegal.

Board member Angie Arp seconded the motion.

Motion passes 3-2.

5) Announcement of Second Hearing Scheduled for October 19th at 6 P.M.

6) Other Business

(none)

7) Adjournment

Board member Mark Engledow made a motion to adjourn

Vice Chairwoman Cindy Trimble seconded the motion

Motion passed. All in favor.

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Chairman, John Soave

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Approved