

Minutes

Planning Commission Meeting

Regular Meeting

City of Doraville, Georgia

City Council Chambers

Wednesday, May 7, 2014

6:00 p.m.

- I. Call to Order – Carol Gilman, Chair (6:05 p.m.)
 - Pledge of Allegiance
 - Roll Call
 - i. John Ibsen – no
 - ii. Carol Gilman – yes
 - iii. Susan Crawford – yes
 - iv. Jason Jones – yes
 - v. Danielle Brown - no
 - vi. Quorum – yes
 - Opening Announcements:
 - i. The first two items on agenda are for discussion only
 - ii. The third agenda item will be for a vote
 - Approval of Agenda: 3-0 approved

- II. Approval of Minutes: *April minutes were not yet prepared. Secretary Jones will have ready for June meeting*

- III. Staff Report: Joe Cooley, Director –
- New IT system still has glitches
 - Mr. Cooley has purchased Planning Commission books for all commissioners. The Job of the Planning Commissioner, Albert Solnit
 - New code compliance officers
- IV. Unfinished Business: **None**
- V. New Business
- Dynamic Sign
 - i. Daniel Cowart wishes to build a dynamic sign on Brandsmart property to help increase revenues and drive traffic to the Hmart shopping center. An example of this type of sign is the Cobb Energy Center. Mr. Cowart maintains that the sign will increase visibility to the area. He is currently speaking with the developers of the GM plant.
 - ii. Concerns:
 1. Safety, i.e. nature of illumination
 2. Threat to public safety
 3. Nuisance sign (aesthetics)
 4. Intermittent messaging – who decides?
 - iii. Public comments
 1. Joe O'Connor – city has spent time to stop LED signs
 2. Tom Hart – too many highway signs, Hmart already has a sign



3. Stuart Anderson – One flip per minute

- Amendment to C-2 to allow educational facilities as CUP
 - i. Commissioner Crawford has worked for Georgia Piedmont Technical College, and therefore questions her ability to discuss
 - ii. Mr. Cooley stated that GPTC will come in as a legal nonconforming use in the old UAW building
 - iii. OI is only allowable for colleges and universities
 - iv. Commissioner Gilman expressed concerns about the number of existing schools already in the Northwoods area, long term sustainable growth does not come from students, traffic along Chestnut is already a problem
 - v. Commissioner Jones expressed concern about further detail in the type of schools and if that list could be manipulated
 - vi. Public comments:
 1. Tom Hart – traffic is the main issue
 2. Joe O’Connor – DDA , there is a lot of ONI already in Doraville for schools
 3. Jimmy Cushman (representing Halpern) – asks PC to keep an open mind about specific areas where streets are not continuous to neighborhood
 4. Daniel Cowart – the Hmart center has missed several opportunities from schools
- 5944 Buford Hwy. Parking Variance Application
 - i. The owner of the property at 5944 Buford Highway, Jayanta Deb, is requesting a parking variance to reduce the number of parking spaces required by Section 23-1203 from 13 spaces to 8 spaces to allow the use of the building as a retail grocery with food



preparation. The plans also indicate a reduction of the size of parking spaces from the 9' x 20' standard to 8.5' x 18'

- ii. Mr. Deb expects to serve 6-10 customers per hour and many of these customers will be walking to the store from nearby neighborhoods. He also expects to have 1 employee present per shift. He will be making improvements to the building.
- iii. Public comments:
 1. Tom Hart – Decreasing parking will be an issue and this should not pass
- iv. Motion to approve parking variance by Jones, second by Crawford. Approved 3-0.

VI. Administration – none

VII. Adjournment 8:25