



City of Cornelia  
Robert Gutowski  
Building Department  
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## **Planning Board Minutes for October 21st, 2021**

**Opening Meeting:** Jason Lewellen opened the meeting at 6:15 with Invocation and Pledge of Allegiance

**Old Business Approval** of the minutes for the September 16, 2021, John P. Ballard made the motion to approve minutes, Bill Strickland 2<sup>nd</sup> Minutes approved 3-0

### **New Business**

**Requested Action:** Conditional use request for Prismatic Pulse Tattoo allowing a tattoo shop.

#### **Comments:**

Christy Bennett talked about her own conditions for her new shop. She stated she would always follow all Health District rules and relations while only using quality inks as well as trained artist.

Mr. Guzman the owner of the property spoke in favor of the request

There was no one opposed to the request.

Jason Lewellen asked if the window would be covered. Christy Bennett answered No. Windows will be clear, but station will be hidden

Jessie asked about the health department approval. Christy Bennett answered still working on it.

**Action:** John P. Ballard made the motion to approve the request without conditions. Bill Strickland 2<sup>nd</sup> Requested approved 3-0

### **Requested Action:**

McCain Investments Properties, LLC to Re-zone with the following variances: Street offset, Right away, Cul De Sac, Landscaping strip, Road frontage, and 2 Entrance.

#### **A. Rezoning** from B2 to R2

**Comments:** David Elder made the requested for the rezoning. Jason Lewellen Pointed out the need for housing.

**Action:** John P. Ballard made the motion to approve the rezoning request Bill Strickland 2<sup>nd</sup> Rezoning from B2 to R2. Approved 3-0



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1. **Variences Street offset**

**Comments:** David Elder Explained the need for the requested. Jason Lewellen talked about engineering and possible making it a 4 way stop.

**Action:** John P. Ballard made the motion to approve Street offset without the 4 ways stop 2<sup>nd</sup> by Bill Strickland. Approved 3-0

2. **Variences Right away**

**Comments:** David Elder Explained the need for the requested.

**Action:** John P. Ballard made the motion to approve Right away. Bill Strickland 2<sup>nd</sup> Approved 3-0

3. **Variences Cul De Sac**

**Comments:** David Elder Explained the need for the requested.  
John P. Ballard requested Rolling Gutters to make the road feel a little larger

**Action:** John P. Ballard made the motion to approve Cul De Sac and roads with Rolling Gutters  
Bill Strickland 2<sup>nd</sup> Approved 3-0

4. **Variences Landscaping strip**

**Comments:** David Elder Explained the need for the requested.

Robert Gutowski Explained it's been removed from the Ordinance

**Action:** Landscaping strip is no longer needed

5. **Variences Road Frontage**

**Comments:** David Elder Explained the need for the requested.

John P. Ballard asked if they were still planning on placing the water in the front and sewer in the back. David Elder Explained why and that they would be.

**Action** John P. Ballard made the motion to approve road frontage request with the water in the front and sewer in the back. Bill Strickland 2<sup>nd</sup> Approved 3-0

6. **Variences 2 Entrance**



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**Comments:** David Elder Explained the need for the requested. Jason Lewellen brought up the blinded curve on airport road. And talked about the limited site distance and the danger that could cause

**Action** John P. Ballard made the motion to remove the need for a second entrance because of the curve Bill Strickland 2<sup>nd</sup> Approved 3-0

### **Subdivision Concept Plan Approval**

**Comments:** Robert Gutowski brought up the minimum parking requirements. John P. Ballard discussed how the rolling gutters and sidewalks could work as .02 per unit guest parking requirements. David Elder agreed with it.

**Action** John P. Ballard made the motion to approve the Subdivision Concept plans with the rolling gutters and sidewalks working for the .02 per unit guest parking requirements. And with the final approved by the building department with only minor changes. Second by Bill Strickland. Approved 3-0

### **Close of Meeting:**

Jason Lewellen closed the meeting at 7:29pm

### **Next Meeting:**

Board of Commissioners: Tuesday, November 2<sup>th</sup>, 2021

### **Attendee's present:**

Jason Lewellen, Bill Strickland, John P. Ballard, Robert Gutowski, David Elder, Christy Bennett, Mr Guzman, Ron Hicks, Jessie Owensby, Josh Hazel, Jerry Harkness, Michael Lewallen, and Nat Ackerman