

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
January 6, 2022**

MEMBERS PRESENT: Jim Anderson, Sara Beresford (chair), Catherine Goodrum, Matthew Hall (vice-chair), Alice Kinman, Kristen Morales, Taylor Pass, Lucy Rowland, Monique Sanders and Joey Tucker

MEMBERS ABSENT: None

STAFF PRESENT: Rick Cowick, Brad Griffin, Sam Trust and Robert Walker (Planning); and Lisa Pappas (Attorney's Office)

GENERAL BUSINESS

Ms. Beresford called the meeting to order at 6:00 p.m.

- 1. Introduction of Staff reports and all other documents submitted to the Planning Commission at this meeting into the official record.** Ms. Rowland moved to introduce all reports and documents into the official record. Ms. Kinman seconded the motion, which passed unanimously.
- 2. Approval of December 9, 2021 Planning Commission meeting minutes.** Mr. Anderson made a motion for approval. Mr. Tucker seconded the motion, which passed unanimously.
- 3. MACORTS Update and Public Comment.**
Mr. Griffin reported on the departures of Sherry Moore and Cherie Varnum from the Planning Department. No public comments were received.

APPEAL OF HEARINGS BOARD DECISION

1175 SOUTH MILLEDGE AVENUE - VAR-2021-10-3056

Petitioner: FJ Properties, LLC
Agent: William C. Berryman, Jr.
Zoning: C-O (Commercial-Office)
Tax ID: 173A3 C004
Request: Variance to reduce the number of required parking spaces

Ms. Pappas gave instruction on how to review a requested appeal from a Hearings Board decision.

For: Bill Berryman
Against: None

Discussion: Discussion was held about the possible 50% decrease of required parking for commercial uses in historic districts.

Motion: Ms. Morales made a motion to remand the application back to the Hearings Board for further development of the record. Ms. Rowland seconded the motion, which passed 8 to 1 (Tucker in opposition).

OLD BUSINESS

1. 160 & 180 MELLWOOD DRIVE; 165 MILL CENTER BOULEVARD – ZONE-2021-07-2251

Type I – Rezone

Petitioner: Jerry Wood / DuSouth
Owner: Gibbs Capital, LLC
Request: From *Traditional Neighborhood* and *General Business* to *Mixed-Density Residential*; From RS-8 (Single-Family Residential) and C-G (Commercial-General) to RM-2 (Mixed Density Residential)
Tax ID: 073 A010, 073 A010A & 073 A047

Mr. Cowick presented the staff report with recommendations for denial.

For: Jerry Wood
Against: Stephanie Irvin

Discussion: The Planning Commission discussed the incompatibility of the proposed concept plan with the zoning ordinance, the lack of a binding site plan and the proposed architectural design.

Future Land Use Motion: Ms. Kinman made a motion to recommend denial. Ms. Rowland seconded the motion, which passed 8 to 1 (Anderson in opposition).

Zoning Motion: Ms. Kinman made a motion to recommend denial. Ms. Rowland seconded the motion, which passed unanimously.

NEW BUSINESS

1. 1005, 1035 & 1045 HULL ROAD – ZONE-2021-11-3236; SUP-2021-11-3237

Type II – Rezone & Special Use Permit

Petitioner: W&A Engineering

Owner: J&J Sunset Farm, LLC

Request: From C-R (Commercial-Rural) with Conditional Use to C-G (Commercial-General) with Special Use

Tax ID: 213 001, 213 001K & 213 001M

Mr. Cowick presented the staff report with recommendations for approval of the rezoning request and approval with condition of the variance request, and approval with conditions of the Special Use request.

For: Scott Haines, Sam Rogers
Against: None

Discussion: The Planning Commission discussed the proposed provision of affordable housing, the provision of sidewalks, the adequacy of commercial space, and the required tree canopy.

Zoning Motion: Ms. Rowland made a motion to recommend approval. Ms. Morales seconded the motion, which passed unanimously.

Variance Motion: Ms. Rowland made a motion to recommend approval with the following condition:

1. The variance shall be applicable only to the multifamily section of the development.

Ms. Kinman seconded the motion, which passed unanimously.

Special Use Motion: Ms. Rowland made a motion to recommend approval with the following conditions:

1. A cross-access easement shall be provided across the entire width of the subject property, which would connect all future commercial development(s) to the adjoining Trail Creek Village and the eastern property line, subject to review and approval by the ACC Transportation & Public Works Department.
2. A sanitary sewer extension shall be provided across the entire subject property to the eastern property line, subject to review and approval of the ACC Public Works Department.

Mr. Hall seconded the motion, which passed unanimously.

2. **1010 OGLETHORPE AVENUE** – CON-2021-12-3507

Type III – Concept Review

Petitioner: Smith Planning Group

Owner: El Marojo, LLC

Request: From RS-8 (Single-Family Residential) to C-N/RS-5 (PD) (Commercial-Neighborhood & Single-Family Residential, Planned Development)

Tax ID: 113D3 E010

Mr. Hall recused himself from discussion of this item.

Mr. Cowick presented the staff report with comments only.

For: Joe Polaneczky, Bob Smith

Against: None

Discussion: The Planning Commission discussed the proposed multifamily and commercial uses, ownership of the units, the distance from parking to the units, and the fire access.

3. **367 PRINCE AVENUE** – SUP-2021-12-3510

Type II – Special Use Permit

Petitioner: E+E Architecture

Owner: Bottleworks I, LLC

Request: Special Use in C-D (WE) (Commercial-Downtown, West End Downtown Design Area)

Tax ID: 171A8 F001 & 171A1 H001

Mr. Cowick presented the staff report with recommendation for approval with condition.

For: Chris Evans

Against: None

Discussion: The Planning Commission discussed the resemblance of the request to form-based code.

Motion: Ms. Rowland made a motion to recommend approval with the following condition:

1. Special Use approval shall be limited to the proposed three-bedroom dwelling unit on the upper area of suite 2.

Ms. Morales seconded the motion, which passed unanimously.

4. **300 SORENSON RIDGE & 181 WARREN WAY** – PD-2021-12-3512

Type II – Planned Development Amendment

Petitioner: Michael B. Thurmond / Armentrout Matheny Thurmond, PC

Owner: Sapphire Properties, LP

Request: Amendment to RS-8 (PD) (Single-Family Residential, Planned Development)

Tax ID: 184 014 & 184B8 D023A

Mr. Cowick presented the staff report with recommendation for approval with conditions.

For: Bret Thurmond

Against: None

Discussion: The Planning Commission discussed the environmental constraints to developing the site, the proposed building setbacks, detention pond maintenance responsibility, and architectural design.

Motion: Ms. Goodrum made a motion to recommend approval with the following condition:

1. The stormwater management detention pond shall remain on its own parcel as currently platted.

Ms. Kinman seconded the motion, which passed 7 to 2 (Anderson & Morales in opposition).

5. **TEXT AMENDMENT** – Airport Overlay

Mr. Griffin presented the draft text amendment.

For: None

Against: None

Discussion: The Planning Commission discussed the effect on Carr's Hill, the Airport Authority wish to remove the restriction, and how removal would treat property owners equally.

Motion: Mr. Tucker made a motion to recommend approval. Mr. Anderson seconded the motion, which passed 8 to 1 (Morales in opposition).

OTHER BUSINESS

1. Planning Commission Chair's Report – None

2. Planning Director's Report – Mr. Griffin reported recent Mayor and Commission zoning actions, and that the Planning Commission will continue to meet virtually due to the ongoing pandemic.

3. Miscellaneous announcements – None

The meeting adjourned at 9:25 p.m.