

**ATHENS-CLARKE COUNTY PLANNING COMMISSION  
MEETING MINUTES  
JANUARY 7, 2021 @ 6:00 PM**

**MEMBERS PRESENT:** Jim Anderson, Sara Beresford, Maxine Easom (chair), Catherine Goodrum, Matthew Hall, Alice Kinman, Kristen Morales, Lucy Rowland, Jeff Scarbrough and Joey Tucker

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Rick Cowick and Brad Griffin (Planning), Michael Petty (Attorney's Office)

**GENERAL BUSINESS**

- 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. Mr. Scarbrough seconded the motion, which passed unanimously.
- 2. Approval of December 10, 2020 Planning Commission meeting minutes.** Ms. Beresford made a motion for approval. Ms. Kinman seconded the motion, which passed unanimously.
- 3. MACORTS Update and Public Comment.**  
No report was provided and no public comments were received.

**OLD BUSINESS**

**1. 2400 & 2480 LEXINGTON ROAD – PD-2020-07-1935**

**Type I – Master Planned Development**

Petitioner: Smith Planning Group

Owner: Lexington Associates, LP

Request: From *General Business* and *Traditional Neighborhood* to *General Business* and *Mixed-Density Residential*; From C-G (Commercial-General) and RS-8 (Single-Family Residential) to C-G, PD (Commercial-General, Planned Development) and RM-2, PD (Mixed Density Residential, Planned Development)

Tax ID: 233 007, 233 008 & 233 008B

Mr. Cowick presented the staff report with a recommendation for denial.

**For:** Bob Smith, Mark Becher

**Against:** Lynn Faust, Tess Cunningham

**Future Land Use Motion:** Ms. Rowland made a motion to recommend denial. Mr. Scarbrough seconded the motion, which passed unanimously.

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

[Mr. Hall left the meeting before consideration of the next item.]

**2. 990 US 29 HIGHWAY NORTH – SUP-2020-07-1939; ZONE-2020-07-2094**

**Type II – Zoning Amendment & Special Use Permit**

Petitioner: Michael B. Thurmond / AMT, PC

Owner: Excaliber Development, LLC

Request: Amendment to C-G\* (Commercial-General Zoning with Conditions); Special Use in C-G (Commercial-General)

Tax ID: 213 018C, p/o 213 018A & p/o 213 018F

Mr. Cowick presented the staff report with a recommendation for approval of the zoning map amendment and variance and for denial of the Special Use Permit.

**For:** Bret Thurmond

**Against:** None

**Zoning Motion:** Ms. Beresford made a motion to recommend approval. Mr. Tucker seconded the motion, which passed unanimously.

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

- The variance shall be applicable only to multifamily development.

Ms. Beresford seconded the motion, which passed unanimously.

**Special Use Motion:** Ms. Beresford made a motion to recommend approval. Mr. Tucker seconded the motion, which passed unanimously.

3. **175 TRACY STREET – PD-2020-10-2863**

**Type II – Master Planned Development**

Petitioner: Brett Nave / Studio BNA, Inc.

Owner: 635 Barber Street, LLC

Request: From E-I (Employment-Industrial) to E-O (PD) (Employment-Office, Planned Development)

Tax ID: 114B 002B

Mr. Cowick presented the staff report with a recommendation for denial.

**For:** Brett Nave, Joseph Bates

**Against:** None

**Motion:** Ms. Morales made a motion to recommend approval. Mr. Tucker seconded the motion, which passed unanimously.

[Ms. Rowland left the meeting before consideration of the next item.]

**NEW BUSINESS**

1. **437 LITTLE OAK STREET – PD-2020-12-3493**

**Type I – Preliminary Planned Development**

Petitioner: Smith Planning Group

Owner: Sharon Denise Daleski

Request: From RS-5, A (Single-Family Residential, Airport Overlay) to RS-5, A (PD) (Single-Family Residential, Airport Overlay, Planned Development)

Tax ID: 172C1 J019

Mr. Cowick presented the staff report with comments only.

**For:** Ed Lane

**Against:** Rick Saxon

**Rebuttal:** Ed Lane

The item was received with comments.

2. **106 TALLASSEE ROAD – SUP-2020-12-3491**

**Type II – Special Use Permit**

Petitioner: Charles S. Armentrout / AMT, PC

Owner: EBroad, LLC

Request: Amendment to Special Use in C-N (Commercial-Neighborhood)

Tax ID: 113C2 E008

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

**For:** Charlie Armentrout

**Against:** None

**Motion:** Mr. Scarbrough made a motion to recommend approval. Ms. Beresford seconded the motion, which passed unanimously.

3. **165 MILL CENTER BLVD; 160 & 180 MELLWOOD DR – ZONE-2020-12-3489 (for comments only)**

**Type I – Rezone**

Petitioner: Charles A. Hogan

Owner: Gibbs Capital, LLC

Request: From *General Business* and *Traditional Neighborhood* to *Mixed Density Residential*; From C-G (Commercial-General) and RS-8 (Single-Family Residential) to RM-2 (Mixed Density Residential)

Tax ID: 073 A010, 073 A010A & 073 A047

Mr. Cowick presented the staff report with comments only.

**For:** Andy Hogan

**Against:** None

The item was received with comments.

**OTHER BUSINESS**

1. **Planning Commission Chair's Report:** Discussion was held about holding a work session to discuss the recent surge in constructed and proposed multifamily housing developments.
2. **Planning Director's Report:** Mr. Griffin reported recent Mayor & Commission actions on zoning items.
3. **Miscellaneous announcements:** None

The meeting adjourned at 10:00 p.m.