

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 4, 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 January 7, 2021 Planning Commission meeting minutes.** Ms. Rowland made a motion for approval. Mr. Anderson seconded the motion, which passed unanimously.
- 3. MACORTS Update and Public Comment.**
No report was provided and no public comments were received.

APPEAL OF HEARINGS BOARD DECISION

175 OLD EPPS BRIDGE ROAD - VAR-2020-10-2926

Petitioner: Minesh K. Patel for V Cube LLC
Agent: Eddie Hammock for Hammock Sign Systems
Zoning: C-G (Commercial-General)
Tax ID: 122C1 J012
Request: A. Variance to increase the maximum height of a wall sign.

For: Wesley Dowdy

Against: None

Discussion was held about the sufficiency of the evidence provided by Staff.

Sufficiency of Evidence Motion: Ms. Kinman made a motion to find that the evidence provided was sufficient to hear the appeal. Mr. Scarbrough seconded the motion, which passed 8 to 1 (Rowland in opposition).

Appeal Decision Motion: Ms. Morales made a motion to remand the application back to the Hearings Board for further development of the record. Mr. Scarbrough seconded the motion, which passed 6 to 3 (Beresford, Hall and Tucker in opposition).

OLD BUSINESS

1. 2150 LEXINGTON ROAD – PD-2020-10-2869

Type II – Planned Development Amendment

Petitioner: Jeff Carter / Carter Engineering Consultants, Inc.
Owner: Living Hope Church
Request: Amendment to RS-5 (PD) (Single-Family Residential, Planned Development)
Tax ID: 233A1 A001

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

For: Jeff Carter, Kevin Stout, Jerry Kiser

Against: None

Motion: Ms. Kinman made a motion to recommend approval with the following conditions:

1. If the two easternmost driveways on Lexington Road are not closed, then they shall be made one-way, with one being right-in-only and one being right-out-only, and all the parking areas shall be connected by a two-way interior drive.
2. An administrative permit shall be applied for and obtained for the change of use of Building 1 from a residential duplex to an institutional office.
3. The location of the accessible parking spaces shall comply with ACC Code Section 9-30-4.

Ms. Rowland seconded the motion, which passed unanimously.

NEW BUSINESS

1. 225 FREEMAN DRIVE – PD-2021-01-7

Type II – Preliminary Planned Development

Petitioner: Bob Smith / Smith Planning Group

Owner: Hope 139 House, Inc.

Request: From RS-25 (PD) (Single-Family Residential, Planned Development) to RM-1 (PD) (Mixed Density Residential, Planned Development)

Tax ID: 161D2 C001

Mr. Cowick presented the staff report with comments only.

For: Amy Riddering

Against: None

The item was received with comments.

2. 3320 OLD JEFFERSON ROAD – ZONE-2021-01-8

Type II – Rezone

Petitioner: Frank Pittman / Pittman Engineering

Owners: Jefferson Road Associates, LLC & AMSP Condominium, Association, Inc.

Request: Amendment to E-I* (Employment-Industrial Zoning with Conditions)

Tax ID: 111 005A & 111 005C

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

For: Frank Pittman, Loretta Goodson, Ben Watson

Against: None

Motion: Mr. Scarbrough made a motion to recommend approval with the following conditions:

1. The existing zoning conditions not requested for removal by this application shall remain.
2. Complementary to the list of uses prohibited by the existing zoning conditions, additional development shall be limited to the following uses: medical centers, professional services and office, administrative or research facilities, broadcasting or production studios, business/trade schools, colleges and nursing homes.
3. Where the subject property adjoins a residential zoning district, the development shall provide for either a 50' undisturbed buffer or a 20' planted buffer per the standards of Sec. 9-15-3-A.
4. Conditions #14-16 shall also be removed from Tract 1A.

Ms. Rowland seconded the motion, which passed unanimously.

3. **235 & 245 FLOYD DRIVE – ZONE-2021-01-9**

Type II – Rezone

Petitioner: Frank Pittman / Pittman Engineering

Owner: VMW Properties, LLC

Request: From I (Industrial) to E-I (Employment-Industrial)

Tax ID: 111 009C & 111 009D

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

For: Frank Pittman

Against: None

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

1. Prior to occupancy of any new development, the developer shall be responsible for completing the pavement of Floyd Drive in accordance with current T&PW pavement standards.
2. Development shall be limited to the following uses: medical centers, professional services and office, administrative or research facilities, broadcasting or production studios, business/trade schools, colleges and nursing homes.

Mr. Scarbrough seconded the motion, which passed unanimously.

4. **1698 SOUTH MILLEDGE AVENUE & 115 GRAN ELLEN DRIVE – PD-2021-01-28**

Type II – Planned Development Amendment

Petitioner: Jeff Carter / Carter Engineering

Owner: South Milledge Townhomes Owners Association, Inc. & Carriage House Realty, Inc.

Request: Amendment to RM-1 (PD) (Mixed Density Residential, Planned Development)

Tax ID: 173C4 F012 & 173C4 F012A

Mr. Cowick presented the staff report with comments only.

For: Jeff Carter, Chad Powell

Against: None

The item was received with comments.

OTHER BUSINESS

1. **Planning Commission Chair's Report:** No report was given.
2. **Planning Director's Report:** Mr. Griffin reported recent Mayor & Commission actions on zoning items. Discussion was held about the Planning Department goals for the coming year.
3. **Miscellaneous announcements:** Ms. Rowland reported the passing of noted architect George Heery, Sr.

The meeting adjourned at 9:10 p.m.