

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
MARCH 3, 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 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.** Mr. Tucker moved to introduce all reports and documents into the official record. Ms. Kinman seconded the motion, which passed unanimously.
- 2. Approval of February 3, 2022 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.** Mr. Griffin reported that public comments were being taken for the proposed SR 10 Loop bridge replacement over the Middle Oconee River. No public comments were received.

NEW BUSINESS

1. 1010 OGLETHORPE AVENUE – PD-2022-01-248

Type II – Preliminary Planned Development

Petitioner: Smith Planning Group

Owner: El Marojo, LLC

Request: From RS-8 (Single-Family Residential) to RS-5 (PD) (Single-Family Residential, Planned Development)

Tax ID: 113D3 E010

Ms. Beresford and Mr. Hall recused themselves from discussion of this item.

Ms. Kinman was elected as chair pro tempore for this item.

Mr. Cowick presented the staff report with comments only.

For: Joe Polaneczky, Bob Smith

Against: Ida Elaine Faust, Roy Ford, Dennis Jewell, Mildred Lyle, Stella Winfrey, Dolores Lee, Fred Smith, Miles Anderson

Response: Bob Smith, Joe Polaneczky

Discussion: The Planning Commission discussed the traffic on Oglethorpe Avenue; the need for affordable housing in the area; the nearby the school and medical clinics; trash removal; the need to learn more from Staff about the effect of a rezoning on area property values and taxes; parking; the demand for smaller homes; walkability; appearance of the development from the road; the large number of requested variances; integration of the development into the neighborhood; the siting of the multifamily units to the front by Oglethorpe Avenue; and, the need for the developers to speak with the neighbors.

2. 110 VOYLES ROAD – PD-2022-01-243

Type II – Preliminary Planned Development

Petitioner: Scott Haines / W&A Engineering

Owner: Development Authority of the Unified Government of Athens-Clarke County, Georgia

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

Tax ID: 214 019

Mr. Cowick presented the staff report with comments only.

For: Scott Haines

Against: None

Discussion: The Planning Commission discussed the proposed parking reduction verbally offered by the applicant during their presentation; the proposed building height waiver; and, the lack of visibility of the front-yard parking.

OTHER BUSINESS

1. Planning Commission Chair's Report – Ms. Beresford listed the members serving on the Comprehensive Plan Update steering committee, which are Ms. Beresford, Ms. Morales, Mr. Pass, Ms. Sanders and Mr. Tucker.
2. Planning Director's Report – Mr. Griffin reported on a recent Mayor and Commission zoning action.
3. Miscellaneous announcements – None

The meeting adjourned at 7:30 p.m.