

**ATHENS-CLARKE COUNTY PLANNING COMMISSION  
MEETING MINUTES  
MARCH 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 Bruce Lonnee (Planning), Mike Mathews (Airport), and 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 February 4, 2021 Planning Commission meeting minutes.** Mr. Anderson made a motion for approval. Mr. Scarbrough seconded the motion, which passed unanimously.
3. **MACORTS Update and Public Comment.**  
No report was provided and no public comments were received.

**NEW BUSINESS**

**Note:** The following item was heard first due to time constraints of the Airport Director who was present to answer any questions from the Planning Commission about the Airport Authority denial recommendation.

1. **252 GEORGIA DRIVE – SUP-2020-12-3507**

**Type I – Special Use Permit**

Petitioner: Ed Lane / Smith Planning Group

Owner: Armour Properties

Request: Special Use in RM-2, A (Mixed Density Residential, Airport Overlay)

Tax ID: 172C1 C005

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

**For:** Ed Lane

**Against:** None

The Planning Commission discussed the reasons for the Airport Authority denial recommendation with Airport Director Mike Matthews. Specific points of discussion included the proposed building height, the fact that the property is not in the more critical Runway Protection Zone, the noise complaint waiver required for planning actions and property transfers in the Airport Overlay, the different responsibilities of the Airport Authority and Planning Commission, and the appropriateness of the proposed use for the area.

**Motion:** Ms. Kinman made a motion to recommend approval. Mr. Tucker seconded the motion, which passed 5 to 3 (Morales, Rowland and Scarbrough in opposition).

**OLD BUSINESS**

1. **100 NEWTON BRIDGE ROAD – PD-2020-10-2875**

**Type II – Master Planned Development**

Petitioner: Ed Lane / Smith Planning Group

Owner: Westclox Rocks

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

Tax ID: 112 003

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

**For:** Ed Lane, Ricardo de Rojas

**Against:** None

The Planning Commission discussed the hotel design, the amount of flexibility requested for a planned development, the need for housing, the breakdown of the multifamily units into one- and two-bedrooms, the physical division of the large buildings, the mix of uses, the attraction of people to the area, and a possible restriction of hours for trucks driving near the proposed apartments.

Note: Ms. Rowland left the meeting during discussion of this item.

**Motion:** Mr. Anderson made a motion to recommend approval with the following condition:

1. Upon completion of the residential portion of the property, trucking and heavy equipment use along the northern driveway shall be restricted between the hours of 11 pm and 7 am.

Ms. Kinman seconded the motion, which passed unanimously.

[Note: Ms. Beresford joined the meeting prior to discussion of the next item.]

## **NEW BUSINESS (cont.)**

### **2. 255 & 295 RESEARCH DRIVE – ZONE-2020-11-3179**

#### **Type I – Rezone**

Petitioner: Jeff Koon / Stratus Development Group

Owner: JWM Rentals, LLC

Request: From *Employment* to *Mixed Density Residential*; From C-O (Commercial-Office) to RM-1\* (Mixed Density Residential Zoning with Conditions)

Tax ID: 174D 002A & 174D 002B

Mr. Cowick presented the staff report with a recommendation for approval of the Future Land Use request and denial of the rezoning request.

**For:** Jeff Koon, Blake Underwood

**Against:** None

The Planning Commission discussed the difference in commercial and residential trip generation, the nearby greenway, the existing sidewalk network and bicycle lanes, the possibility of single-family attached units or one-story units, the composition of all units as having three bedrooms and three bathrooms, and compatibility with existing uses in the area.

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

**Rezoning Motion:** Mr. Tucker made a motion to recommend approval with the following conditions:

1. A vehicular turnaround shall be provided in conformance with the 2018 International Fire Code.
2. The site plan shall be binding for development of the subject property.

Ms. Beresford seconded the motion, which passed 7 to 1 (Morales opposed).

3. 1015 MACON HIGHWAY – ZONE-2021-02-306

**Type II – Amendment to Zoning Condition**

Petitioner: Michael B. Thurmond / Armentrout Matheny Thurmond

Owner: Board of Control of TKE Fraternity

Request: Amendment to C-N\* (Commercial-Neighborhood Zoning with Conditions)

Tax ID: 132D3 029

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

**For:** Bret Thurmond

**Against:** None

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

1. The historic residential structure as it existed prior to 1985 (as noted on Figures 1 and 2 of the application report) shall be maintained on the site and all of the currently visible exterior eastern, northern and southern elevations of the two-story front massing shall remain unobscured.

Ms. Kinman seconded the motion, which passed unanimously.

4. 610 EPPS BRIDGE PARKWAY – SUP-2021-02-307

**Type II – Amendment to Special Use**

Petitioner: Jeff Carter / Carter Engineering Consultants

Owner: Chestnut Grove Baptist Church

Request: Amendment to Special Use in RS-25 (Single-Family Residential)

Tax ID: 074 B001

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

**For:** Jessie West

**Against:** None

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

1. A subdivision plat combining 610 Epps Bridge Parkway (tax parcel 074 B001) and 1645 Timothy Road (tax parcel 074 B001A) shall be recorded for the recently constructed driveway prior to the issuance of development permits for the proposed building addition.
2. The original 2009 variance, restated in the 2012 amendment ordinance, is hereby granted as modified to apply the requirements of Sec. 9-25-8(E)2a and Sec. 8-7-15(K) for street trees only along the Timothy Road frontage and the developed portion of Epps Bridge Parkway; additional street trees will be required for the remainder of the Parkway street frontage at the time of further development.
3. The original 2009 variance, restated in the 2012 amendment ordinance, is hereby granted from the requirements of Sec. 9-25-8(E)4 and Sec. 9-15-3 for landscaped buffering along the northern property line adjacent to the existing cemetery property at 600 Epps Bridge Parkway (tax parcel 074 B001C).

Ms. Beresford seconded the motion, which passed unanimously.

**OTHER BUSINESS**

1. **Planning Commission Chair's Report:** No report was given.
2. **Planning Director's Report:** Mr. Cowick reported recent Mayor & Commission actions on zoning items.
3. **Miscellaneous announcements:** None

The meeting adjourned at 9:50 p.m.