

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
APRIL 1, 2021 @ 6:00 PM**

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

MEMBERS ABSENT: Lucy Rowland

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

GENERAL BUSINESS

Ms. Easom 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. Scarbrough moved to introduce all reports and documents into the official record. Mr. Hall seconded the motion, which passed unanimously.
- 2. Approval of March 4, 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.**
No report was provided and no public comments were received.

OLD BUSINESS

1. 225 FREEMAN DRIVE – PD-2021-01-7

Type II – Master 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 a recommendation for approval with conditions

For: Amy Riddering, Shelley Tanner

Against: None

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

1. The requested waiver to Section 9-25-8-C-1 shall only apply to the requested personal care home use.
2. Per ACC Code Chapter 9-29, the development shall dedicate 5' of additional right-of-way along Freeman Drive.

Ms. Beresford seconded the motion, which passed unanimously.

2. 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 a recommendation for approval with conditions.

For: Jeff Carter

Against: None

The Planning Commission discussed the wording of Staff-recommended condition #2 with the applicant.

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

1. A subdivision plat shall be approved and recorded per the amended binding plan.
2. The new parcel shall remain in its current natural, undisturbed buffer condition.
3. The site plan shall be revised to provide metes and bounds along the property lines of the entire Planned Development prior to Mayor & Commission consideration.
4. The site plan shall be revised to correct the maximum allowable lot coverage of 55%.
5. The site plan and the application report shall be revised to correct the proposed residential density of the reduced condominium tract as 15.70 bedrooms per acre.

Mr. Scarbrough seconded the motion, which passed unanimously.

NEW BUSINESS

1. **4430 & 4432 LEXINGTON ROAD – ZONE-2021-02-532**

Type II – Rezone

Petitioner: Frank Pittman / Pittman Engineering

Owner: Estate of Ronald Cooper

Request: From C-N (Commercial-Neighborhood) to C-G (Commercial-General)

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

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

For: Frank Pittman

Against: None

[Note: Ms. Kinman left the meeting during discussion of this item.]

The Planning Commission discussed a possible list of restricted uses, possible undesirable uses adjacent to the park and near a gateway entrance into Athens, other existing mini-storage warehouse facilities in the area, a possible binding site plan and architecture, and visual buffering.

Motion: Mr. Scarbrough made a motion to table the item for up to 90 days. Mr. Tucker seconded the motion, which passed unanimously.

2. **295 TALLASSEE ROAD – SUP-2021-02-623**

Type II – Special Use

Petitioner: Jeff Carter / Carter Engineering Consultants

Owner: Calvary Baptist Church

Request: From Conditional Use in RS-8 (Single Family Residential) to Special Use in RS-8

Tax ID: 064 032

Mr. Cowick presented the staff report with a table recommendation.

For: Jeff Carter

Against: None

Motion: Ms. Morales made a motion to table the item for up to 90 days. Ms. Beresford seconded the motion, which passed unanimously.

3. **155 WESTPARK DRIVE – PD-2021-02-630**

Type II – Amendment to Planned Development

Petitioner: Michael B. Thurmond / Armentrout Matheny Thurmond

Owner: Centurion Westpark, LLC

Request: Amendment to C-N (PD) (Commercial-Neighborhood, Planned Development)

Tax ID: 073 002E

Mr. Cowick presented the staff report with comments only.

For: Bret Thurmond, Jeff Koon

Against: None

The Planning Commission discussed the proposed stormwater management with the applicant, the importance of compatible architecture and open space preservation, and the use of the shared alley for traffic.

The item was received with comments.

4. **TEXT AMENDMENTS – Street renaming procedure**

Mr. Griffin presented the draft text amendments.

For: None

Against: None

The Planning Commission discussed whether the text amendment applied fully to both public and private streets.

Motion: Mr. Scarbrough made a motion to table the item. 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. Griffin reported the appointment of an inclusionary zoning committee by the Mayor and Commission.

3. **Miscellaneous announcements:** None

The meeting adjourned at 8:25 p.m.