

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
APRIL 7, 2022**

MEMBERS PRESENT: Jim Anderson, Sara Beresford (chair), Catherine Goodrum, Matthew Hall (vice-chair), Alice Kinman, Lucy Rowland

MEMBERS ABSENT: Kristen Morales, Taylor Pass, Monique Sanders and Joey Tucker

STAFF PRESENT: Rick Cowick and Brad Griffin (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.** Ms. Rowland moved to introduce all reports and documents into the official record. Ms. Kinman seconded the motion, which passed unanimously.
- 2. Approval of March 3, 2022 Planning Commission meeting minutes.** Mr. Anderson made a motion for approval. Ms. Rowland seconded the motion, which passed unanimously.
- 3. MACORTS Update and Public Comment.** Mr. Griffin reported on GDOT plans to construct new interchanges along SR 316 at the Oconee Connector and Jimmie Daniel Road, and a separated grade crossing over SR 316 at Virgil Langford Road. He also reported that Robert Walker is the new MACORTS planner. No public comments were received.

NEW BUSINESS

- 1. 1270 US HIGHWAY 29 NORTH – ZONE-2022-03-573**

Type II – Rezone

Petitioner: Steve L. Cummings

Owner: Athens Christian School, Inc.

Request: From Special Use in RS-15 (Single-Family Residential) and C-R (Commercial-Rural) to C-G (Commercial-General)

Tax ID: 213 001C

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

For: Steve Cummings

Against: Harvin Gay, Felicia Norman

Response: Steve Cummings

Discussion: The Planning Commission discussed a possible buffer condition by the adjacent residential parcels and a possible restriction of property use to a school only.

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

1. The subject property shall be restricted to school use only.

Ms. Rowland seconded the motion, which passed unanimously.

2. 100, 106 & 179 TIMOTHY PARK LANE – PD-2022-03-610

Type II – Planned Development Amendment

Petitioner: Scott Haines / W&A Engineering

Owners: Keystone Custom Homes, LLC

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

Tax ID: 123A8 B001, 123A8 F001 & 123A8 F002

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

For: Scott Haines

Against: Linda Dunlavy, Kathy Krueger, James Reap, Kevin Murphy, William Graves, Carol Reap
Miles Anderson

Response: Scott Haines

Discussion: The Planning Commission discussed responsibility for providing the amenity lot and whether sufficient notification has been provided by the applicant to the homeowners.

Motion: Ms. Rowland made a motion to table the item. Mr. Anderson seconded the motion, which passed unanimously.

3. 2100 BARNETT SHOALS ROAD – PD-2022-03-611

Type II – Planned Development Amendment

Petitioner: Mark Campbell

Owner: Prime Commercial Group, LLC

Request: Amendment to C-G (PD) (Commercial-General, Planned Development)

Tax ID: 182B 007Q

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

For: Mark Campbell

Against: None

Discussion: The Planning Commission discussed ADA access through the parking area.

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

1. Prior to Mayor & Commission consideration, the application report shall be revised to correct the requested floor area ratio waiver to reflect the updated Code standard for Level 2 designated corridors.
2. Prior to Mayor & Commission consideration, the application report shall be revised to clarify that the requested waiver of the buffer depth per Sec. 9-25-8(G)(2) does not include a waiver of the required hedge screen in the same Code section.
3. Should an additional cross-access easement be proposed with the adjacent shopping center to the west, such improvement plans shall be eligible for Staff-only review and approval.

Mr. Hall seconded the motion, which passed unanimously.

4. **505 & 515 OLYMPIC DRIVE – PD-2022-03-608**

Type I – Preliminary Planned Development

Petitioner: Michael Canady / Mill Creek Residential

Owners: SFI Land, LLC & Woolmoor Properties, LLC

Request: From *Employment Center* to *Mixed Density Residential*; From E-I (Employment-Industrial) & I* (Industrial Zoning with Condition) to RM-1 (PD) (Mixed Density Residential, Planned Development)

Tax ID: 164 021 & 164 024H

Mr. Cowick presented the staff report with comments only.

For: Michael Canady, Christian Tetzlaff

Against: None

Discussion: The Planning Commission discussed the proposed street gating, block sizes, front-loaded garages, the possible use of alleys, and the loss of industrial space.

5. **165 MILL CENTER BOULEVARD; 160 & 180 MELLWOOD DRIVE – PD-2022-03-613**

Type I – Preliminary Planned Development

Petitioner: Jerry Wood

Owner: Gibbs Capital, LLC

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

Tax ID: 073A 010, 010A & 047

Mr. Cowick presented the staff report with comments only.

For: Jerry Wood

Against: None

Discussion: The Planning Commission discussed the workforce housing assertion and the possible provision of smaller units, visitor access to the dwelling units and dwelling orientation, and access to open space areas.

OTHER BUSINESS

1. Planning Commission Chair's Report – Ms. Beresford reported that the Comprehensive Plan Update steering committee has started meeting and directed members to review the 2018 Plan.
2. Planning Director's Report – Mr. Griffin reported that the Mayor & Commission approved the inclusionary rental housing zoning ordinance.
3. Miscellaneous announcements – None

The meeting adjourned at 8:15 p.m.