

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
MAY 5, 2022**

MEMBERS PRESENT: Jim Anderson, Sara Beresford (chair), Catherine Goodrum, Matthew Hall, Kristen Morales, Alice Kinman, Taylor Pass, Lucy Rowland and Monique Sanders

MEMBERS ABSENT: Joey Tucker

STAFF PRESENT: Rick Cowick, Brad Griffin and Stephen Jaques (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 April 7, 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.** No report was given and no public comment was taken.

OLD BUSINESS

Mr. Hall recused himself from discussion of this item.

Ms. Beresford explained why she is not recusing herself from discussion of this item, although having previously done so at the preliminary comments meeting.

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

Type II – Master 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

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

For: Joe Polaneczky, Joseph Bates, Matt Jefferson

Against: Craig Smolenski, Roy Ford, Dolores Lee, Elaine Faust, Barbara Watkins, Patricia Moody

Response: Joe Polaneczky

Discussion: The Planning Commission discussed the tax valuation and development costs of the proposed development compared to fee simple by-right development; the two access points; the meanings of “single-family” and “multifamily;” the several ordinance waivers needed for the proposed type of development; the affordability of the proposed dwellings compared to larger single-family houses; the appearance of different housing types as single-family; the preservation of the existing house; the proposed density and scale of the dwellings; and, the importance of building form.

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

1. Prior to Mayor & Commission consideration, the tree management plan (TMP) shall be revised to remove all trees from the public utility easements and comply with the minimum planted canopy requirement.

Ms. Morales seconded the motion.

Discussion ensued about the inability of staff to enforce private affordability agreements.

Ms. Kinman said the neighbors could work with their county commissioner to alleviate some of their concerns..

The motion passed unanimously.

2. 110 VOYLES ROAD – PD-2022-01-243

Type II – Master 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 a recommendation for approval.

For: Justin Crighton

Against: None

Discussion: None

Motion: Ms. Kinman made a motion to approve the item. Ms. Rowland seconded the motion.

Discussion ensued about the proposed landscaping along the road and the proposed truck entrance.

The motion passed unanimously.

OTHER BUSINESS

1. Planning Commission Chair's Report – Ms. Beresford appointed Mr. Anderson and Ms. Morales as a nominating committee for next month's officer elections.
2. Planning Director's Report – Mr. Griffin introduced Mr. Jaques as the new long range planner; reported on recent Mayor & Commission zoning actions; reported on Mr. Anderson's impending departure from the Commission, Ms. Morales' reappointment, and the appointment of new member Sarah Gehring; and a scheduled meeting with the Mayor & Commission regarding a "missing middle" scan of the zoning ordinance.

A discussion was held about when and how to hold agenda setting sessions.

Mr. Griffin reported that Grant Whitworth and a county commissioner will be joining the Comprehensive Plan Update steering committee.

3. Miscellaneous announcements – None

The meeting adjourned at 7:55 p.m.