

ATHENS-CLARKE COUNTY PLANNING COMMISSION

MEETING MINUTES

June 3, 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 Brad Griffin (Planning), and Judd Drake (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.** Ms. Rowland moved to introduce all reports and documents into the official record. Mr. Scarbrough seconded the motion, which passed unanimously.
- 2. Approval of May 6, 2021 Planning Commission meeting minutes.** Ms. Rowland made a motion for approval with change. Mr. Anderson 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. 5090 & 5098 OLD JEFFERSON ROAD – ZONE-2020-09-2607

Type II – Rezone

Petitioner: Cabot Creek Consulting

Owners: Clyde William Taff Estate & Bennie Mae Taff Estate

Request: From RS-8 (Single-Family Residential) to RS-5* (Single-Family Residential Zoning with Conditions)

Tax ID: 103 001 & 103 001A

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

For: Steve Oexmann

Against: Allen Green, Catherine Warnes

Rebuttal: Steve Oexmann

The Planning Commission discussed the proposed lift station; how the proposed zoning would not provide a transition between the RS-8 and AR districts; how small lots do not equate to affordability; how the proposed small lots do not fit in the rural area; how it is doubtful for a signal timing change to improve the traffic situation, while upzoning will exacerbate an existing traffic problem; and, how care needs to be taken in siting workforce housing.

Motion: Mr. Scarbrough made a motion to recommend denial. Ms. Rowland seconded the motion, which passed unanimously.

NEW BUSINESS

1. 281 RIVERCLIFF DRIVE & 2465 TALLASSEE ROAD – ZONE-2021-02-620

Type I – Rezone

Petitioner: Josh Koons, Koons Environmental Design, Inc.

Owners: Nancy W. Stangle & Kathleen Blane

Request: From *Single Family Residential* to *Rural*; From RS-25 (Single-Family Residential) and AR (Agricultural Residential) to AR

Tax ID: p/o 061 005A & p/o 061 005B

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

For: Nancy Stangle

Against: None

The Planning Commission discussed how the proposal supported conservation on the outskirts of the County; how more dense development needs to occur where infrastructure already exists rather than moving development further out; how protection of this area is important; and, how missing middle housing should not be sited on the periphery of the County.

Future Land Use Motion: Ms. Rowland made a motion to recommend approval. Ms. Kinman seconded the motion, which passed unanimously.

Zoning Motion: Mr. Scarbrough made a motion to recommend approval. Ms. Rowland seconded the motion, which passed unanimously.

2. **115 GRAN ELLEN DRIVE – PD-2021-05-1320**

Type II – Planned Development Amendment

Petitioner: Carlton North

Owner: Carriage House Realty, Inc.

Request: Amendment to RM-1 (PD) (Mixed Density Residential, Planned Development)

Tax ID: 173C4 F012A

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

For: Carlton North

Against: Bill Berryman

Rebuttal: Carlton North, Chris Adamson

The Planning Commission discussed the purpose and history of the natural area buffer; the availability of on-street parking; the number of bedrooms; how this development will not affect the townhomes; how it is unusual to allow the later development of open space in a Planned Development; how the proposal will provide some sidewalk; how stormwater runoff on adjacent property is addressed; and, whether to limit lot coverage or require a pervious driveway.

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

1. The amount of parking area shall be reduced to comply with the maximum allowance of three spaces.
2. The structure shall be limited to no more than three bedrooms and 2.5 bathrooms.
3. The denoted front yard setback shall be corrected to reflect the 15' minimum front yard setback.
4. Prior to permitting, the developer shall obtain Public Utilities Department approval of a sanitary sewer extension to be provided at the developer's expense.

Mr. Hall seconded the motion, which passed unanimously.

3. **102 LAVENDER ROAD & 6045 JEFFERSON ROAD – PD-2021-05-1321**

Type II – Planned Development Amendment

Petitioner: W&A Engineering

Owner: New Oak Grove Area, LLC

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

Tax ID: 062 025, 062 027 & 062 028

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

For: Scott Haines

Against: None

Motion: Mr. Hall made a motion to recommend approval. Ms. Beresford seconded the motion, which passed unanimously.

4. **OFFICER ELECTIONS**

The nominating committee of Ms. Easom and Mr. Scarbrough recommended Ms. Beresford for chair and Mr. Hall for vice-chair. The nominations passed unanimously (Beresford and Hall abstaining).

OTHER BUSINESS

1. **Planning Commission Chair's Report:** No report was given.
2. **Planning Director's Report:** Mr. Griffin reported the recent actions taken on zoning items by the Mayor & Commission.
3. **Miscellaneous announcements:** Planning Commissioners thanked Ms. Easom and Mr. Scarbrough for their service. Mr. Griffin announced that a work session will be held later this month.

The meeting adjourned at 8:55 p.m.