

ATHENS-CLARKE COUNTY PLANNING COMMISSION

MINUTES

June 6, 2019

6:00 P.M.

120 W. Dougherty Street

MEMBERS PRESENT: Jim Anderson (chair), Sara Beresford, Hank Joiner, Alice Kinman, Kristen Morales, Lucy Rowland, Jim Scanlon and Jeff Scarbrough

MEMBERS ABSENT: Maxine Easom

STAFF PRESENT: Rick Cowick, Brad Griffin, Aron Hall and Gavin Hassemer (Planning), John Hawkins (Attorney's Office)

GENERAL BUSINESS

Mr. Anderson 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 the 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 2, 2019 Planning Commission meeting minutes. Ms. Rowland made a motion for approval with changes. Mr. Scanlon seconded the motion, which passed unanimously.

3. MACORTS Update and Public Comment.

Mr. Griffin reported that the draft 2045 Metropolitan Transportation Plan will be forwarded soon to the Planning Commission members for their comments.

NEW BUSINESS

1. 445 TALLASSEE ROAD – SUP-2019-05-1572

Type II – Amendment to Special Use Permit

Petitioner: Alan R. Beckley

Owner: At-Tarabiyya, Inc.

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

Tax ID: p/o 064 034

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

For: Alan Beckley, Muntzra Qadri, Abid Bashir, Atika Cheema, Sajjad Cheema, Alam Qadri

Against: None

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

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

1. Street frontage sidewalk along Tallassee Road shall be installed as required.
2. The proposed subdivision of the subject property shall be approved and recorded with an additional 15' of R/W provided along the Tallassee Road frontage to accommodate the future multi-use path that is planned along this route.
3. The site plan shall be revised to provide for traffic circling and the required tree islands per Sec. 8-7-15 in the rear parking area.
4. The existing tree canopy in the "undisturbed area" adjoining the single-family residential parcel to the east shall be maintained, and wherever the conserved natural areas are less than 50 feet in depth

from the adjoining properties, additional vegetative or other effective screening per Sec. 9-15-3 shall be provided.

5. The existing house shall be used only as a single-family dwelling.

Mr. Scanlon seconded the motion, which passed unanimously.

2. **2700 JEFFERSON ROAD - ZONE-2019-03-796**

Type I – Rezone

Petitioner: J. Brian Kimsey / Carter Engineering

Owner: Athens Country Club

Request: From *Traditional Neighborhood* to *Employment*; From Conditional Use in RS-15 (Single-Family Residential) to I (Industrial)

Tax ID: p/o 114 019

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

For: Clayton Honeycutt

Against: None

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

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

1. A tree buffer of conserved existing trees with supplemental plantings as needed to comply with Sec. 9-15-3-A(1) shall be provided at a minimum depth of 100 feet from the Towne Square subdivision.

Ms. Kinman seconded the motion, which passed unanimously.

3. **ATLANTA HWY & LEXINGTON RD CORRIDOR STUDIES**

Connect Athens Corridor Plan consultants Jonathon Guy and Kyle May presented the draft report for comments only.

For: None

Against: None

The item was received with comments.

4. **ZONING MAP UPDATE**

Mr. Griffin presented the draft zoning map.

For: None

Against: None

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

5. ENVIRONMENTAL AREAS MAP UPDATE

Mr. Griffin presented the draft Environmental Areas Map.

For: None

Against: None

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

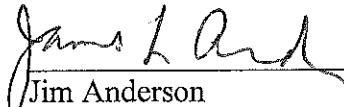
6. OFFICER ELECTIONS

The nominating committee of Mr. Scanlon and Ms. Kinman recommended Ms. Easom for chair and Ms. Beresford for vice-chair. Ms. Rowland made a motion to close the nominations. Mr. Joiner made a motion for approval, which passed unanimously.

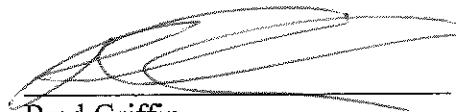
OTHER BUSINESS

1. **Planning Commission Chair's Report.** Mr. Anderson expressed his pleasure with working with the other Planning Commission members.
3. **Planning Director's Report:** Mr. Griffin reported the latest Mayor & Commission actions on zoning items, thanked Mr. Joiner for his service, and introduced Mr. Joey Tucker as a recently appointed member.
4. **Miscellaneous announcements.** Ms. Beresford asked about the Epps Bridge Parkway study. Mr. Griffin replied that he would forward the study to the Planning Commission members when received.

The meeting adjourned at 8:15 p.m.



Jim Anderson
Chair



Brad Griffin
Secretary

