

ATHENS-CLARKE COUNTY PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 1, 2022
120 W. Dougherty Street

MEMBERS PRESENT: Sara Beresford (chair), Sarah Gehring, Matthew Hall, Kristen Morales, Taylor Pass, Lucy Rowland and Monique Sanders

MEMBERS ABSENT: Catherine Goodrum, Alice Kinman, and Joey Tucker

STAFF PRESENT: Brad Griffin, Alan Guerra, and Stephen Jaques (Planning); 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. Mr. Hall seconded the motion, which passed unanimously.
2. **Approval of August 4, 2022 Planning Commission meeting minutes.** Ms. Rowland made a motion for approval. Mr. Hall seconded the motion, which passed unanimously.
3. **MACORTS review and public comment.** No comment.

OLD BUSINESS

1. **165 MILL CENTER BOULEVARD, 160 & 180 MELLWOOD DRIVE – PD-2022-07-1919**

Type I – Planned Development

Petitioner: Jerry Wood / DuSouth Inc.

Owner: DuSouth, LLC.

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

Tax ID: 073A 047, 073A 010, 073A 010A

Mr. Jaques presented the staff report with a recommendation to approve the Future Land Use request and deny the Zoning request.

For: Jerry Wood

Against: None

Discussion: The Commission generally viewed the Future Land Use change favorably, given the failure of industrial uses to materialize, as intended, over the past 20 years. It was noted that the proposal does not reflect the design principles of New Urbanism, as claimed by the applicant. There were comments that the street appears to be dangerously wide, although it meets code minimums. The need for affordable housing and the need for quality design was debated. Some felt that affordability should be prioritized over quality design while others emphasized that both should be prioritized. It was pointed out that approving low quality designs with without a guarantee of affordability may simply leave the community with expensive but poorly designed housing.

Future Land Use Motion: Mr. Hall made a motion to recommend approval of the request. Ms. Rowland seconded the motion, which passed 5-1 (Sanders in opposition).

Zoning Motion: Mr. Hall made a motion to recommend approval. Ms. Gehring seconded the motion, which passed 4-2 (Rowland and Sanders in opposition).

NEW BUSINESS

1. 710-720 Spring Valley Road – SUP-2022-07-1917

Type II – Special Use Permit

Petitioner: Kayla Bare / Koons Environmental Design

Owners: Milledge Partners, LLC

Request: Special Use Permit for Recreational Use in an E-I Zone

Tax ID: 223 010A, 231 016A

Mr. Jaques presented the staff report with a recommendation to table the request.

For: Josh Koons

Against: Willa Fambrough, Sheila Alexander, JoAnn Ollie, Shirley Russell

Discussion: Residents spoke against the project out of fear of noise, traffic, and gentrification. It was pointed out that the existing E-I zoning allows uses that create far more noise, traffic, and nuisance than a campground would. Applicant was encouraged to speak with the neighborhood further.

Variance Motion: Ms. Rowland made a motion to recommend approval of both variance requests. Ms. Morales seconded the motion, which passed 4-2 (Pass and Sanders in opposition).

Zoning Motion: Ms. Rowland made a motion to table the request. Mr. Hall seconded the motion, which passed 4-2 (Pass and Sanders in opposition).

2. 1165 OGLETHORPE AVENUE – PD-2022-07-1916 – Receive with Comments

Type II – Preliminary Planned Development

Petitioner: Joe Polaneczky

Owner: 1165 Oglethorpe, LLC. & William A. Elbring

Request: Amend a C-N (PD) (Commercial-Neighborhood, Planned Development)

Tax ID: 121B1 A011A

Mr. Jaques presented the staff report.

For: Joe Polaneczky, Josh Koons

Against: Susan Brooks, Byron Spragnis, Andrea Joliffe, Shelton Bellew, Andrea Green

Discussion: Neighbors spoke in opposition because they did not like the proposed sidewalk and driveway connection to Landor Dr. Neighbors complained that Landor Dr. is a dangerous street, and they were concerned about people parking on the street to visit the new project. The need for a connection to Landor Dr. was debated and the state of the surrounding street network was critiqued—including a call for a corridor study on Oglethorpe Ave., a traffic signal at Oglethorpe Elementary, and a study of safety improvements for Landor Dr. It was also mentioned that the plaza design should be revisited based on staff report feedback.

OTHER BUSINESS

1. Planning Commission Chair's Report – No report
2. Planning Director's Report – No report
3. Miscellaneous announcements - None

The meeting adjourned at 8:15 p.m.