

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MINUTES**

January 4, 2018

7:00 P.M.

120 W. Dougherty Street

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

MEMBERS ABSENT: Maxine Easom (vice-chair), David Finkel and Alice Kinman

STAFF PRESENT: Mark Beechuk, Rick Cowick, Brad Griffin, Bryce Hix, Bruce Lonnee (Planning), and John Hawkins (Attorney's Office)

GENERAL BUSINESS

Mr. Anderson called the meeting to order at 7:00 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. Joiner seconded the motion, which passed unanimously.

2. **Approval of December 14, 2017 Planning Commission meeting minutes.** Ms. Rowland made a motion for approval. Mr. Scarbrough seconded the motion, which passed unanimously.

3. **MACORTS Update and Public Comment.**

No update was given and no public comments were received.

NEW BUSINESS

1. **843 PRINCE AVENUE - ZONE-2017-11-3151**

Type II – Rezone

Petitioner: Bryan Austin

Owner: 843 Prince Avenue, LLC

Request: From C-O (Commercial-Office) to C-N (Commercial-Neighborhood)

Tax ID: 122B2 B002

Mr. Anderson said that a tabling request had been received from the applicant.

For: Bryan Austin

Against: None

Discussion: None

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

2. **4300 ATLANTA HIGHWAY – PD-2017-12-3163**

Type II – Preliminary Planned Development

Petitioner: James C. Warnes

Owner: Alewine Enterprises, Inc.

Request: From Conditional Use in E-O (Employment-Office) to C-G (PD) (Commercial-General, Planned Development)

Tax ID: p/o 044 027

Mr. Beechuk presented the staff report with comments only. Mr. Griffin said that the request to waive parking lot striping and design standards is unnecessary for display area, but trees are required in the display area.

For: Jim Warnes, Bill Metcalfe

Against: David Kernall

Mr. Anderson asked if the maximum lighting intensity allowed by Code at Bulldog Kia is sufficient. Mr. Kernall replied that is it sufficient for his dealership and he would be at a disadvantage if CarMax were allowed to have brighter lighting, which would attract more attention from passing motorists.

Rebuttal: Mr. Metcalfe asked for an explanation of the Staff concern with the proposed tree canopy. Mr. Beechuk explained the tree canopy percentage and parking lot tree requirements.

Mr. Metcalfe said that his concern is with bird droppings and fallen leaves from trees in the display areas. CarMax is different from other car dealerships in that they have a dedicated sales lot. The conserved tree waiver is due to the most of the existing trees being in the area needed for stormwater detention.

Discussion: Ms. Rowland asked about the Staff comments regarding a possible road north of and parallel to Atlanta Highway. Mr. Beechuk explained a possible Ben Burton Road extension.

Ms. Rowland said that such a connection has been on the books for at least 15 years. Mr. Griffin replied that such a connection was removed from the Transportation Corridor Concept Map when Whitetail Way was constructed. Ben Burton Road now ends at Conway Drive across from the Ford dealership, which is planning an expansion in that area. However, staff will look into the possibility of a Ben Burton Road extension. He also suggested an extension of the proposed CarMax driveway to the northern corner of the proposed parcel for use by additional future lots.

Ms. Rowland said that her main concern is to provide an alternative parallel route for the Atlanta Highway traffic.

Mr. Joiner said that such connections would create more frontage for future lots subdivided from the subject property. The question is whether the proposed site plan would accommodate such connections. Mr. Griffin said that the plan could perhaps provide for a future connection possibility without need of construction at this time.

Mr. Joiner asked about the proposal to restrict lighting at 10 pm. Mr. Anderson said that the lighting intensity level would be reduced to the Code standard at 10 pm. Jim Langel, speaking for the applicant, said that the proposed 23 fc would only be used for the display area and be reduced to the Code standard 14 fc at 10 pm.

Ms. Rowland said that the requested 50% increase is worrisome.

Mr. Joiner said that examples are needed of the proposed illustration level versus the allowed illustration level.

Mr. Anderson said that issues like the road connection issue needs to be planned for now. The requested lighting level will place competitors in the area at a disadvantage.

Ms. Rowland said that some of the landscaping issues should be resolved prior to master plan submittal.

Mr. Scarbrough questioned why one car dealership is able to comply with the lighting ordinance while another needs a waiver. If trees are to be waived from the display area, an alternative should be explored to mitigate the effect of the heat island from the large expanse of asphalt.

3. 1945-1951 COMMERCE ROAD – ZONE-2017-12-3177

Type II – Rezone

Petitioner: Daniel R. Marks

Owners: Calvin B. Fleming & Linda J. Fleming

Request: From C-G (Commercial-General) to E-I (Employment-Industrial)

Tax ID: 153 016

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

For: Daniel Marks

Against: None

Discussion: None

Motion: Mr. Joiner made a motion to recommend approval with the following conditions:

1. No building facades visible from the street shall be clad in metal siding, plain concrete block, or plain concrete walls.
2. Any outdoor storage on the subject property shall be screened from view from Commerce Road.

Mr. Scanlon seconded the motion, which passed unanimously.

4. 1804-1826 CEDAR SHOALS DRIVE – PD-2017-12-3186

Type II – Preliminary Planned Development

Petitioner: Smith Planning Group

Owner: GRREA, LLC

Request: From RS-8 (RM-LTD) (Single-Family Residential) to RM-1 (PD) (Mixed Density Residential, Planned Development)

Tax ID: 244 014E & 244 014F

Mr. Hix presented the staff report with comments only.

For: Bob Smith

Against: None

Discussion: Mr. Anderson asked if the two building entrances shown on the submitted architectural rendering ~~is~~ ^{are} correct. Mr. Smith replied that three entrances are proposed.

Ms. Morales asked about the proposed extent to the pervious paving material. Mr. Smith said that such material would be used only for the parking spaces, not for the drive aisle.

Mr. Joiner said that the adjoining property has RM-1 zoning, this is a non-student corridor, it is a public transportation corridor in close proximity to shopping and schools, and it removes an obnoxious driveway situation.

Ms. Rowland said that three-bedroom units are preferable to five bedrooms. She is glad to see the proposed pervious pavement and bring the driveway up to code. Proper architectural elevations are needed.

Ms. Morales said that she prefers the three-bedroom unit instead of a five-bedroom unit. The proposed architectural elevations should reflect the existing buildings.

Mr. Scarbrough said that this is where affordable housing is appropriate due to the public transportation, nearby schools and walkability.

Ms. Beresford said that she has a concern with incompatible architectural styles. Making a development pedestrian-friendly creates a sense of community, so she supports the Staff comments on needed sidewalk connections.

5. **TEXT AMENDMENT** – Nonconforming lots

Mr. Griffin presented the text amendment with one proposed change of wording from “nonconforming lot areas or dimensions” to “nonconforming lots by area or dimension.”

For: None

Against: None

Discussion: None

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

6. **TEXT AMENDMENT** – front-yard carports (for discussion only)

Mr. Lonnee presented the draft text amendment.

The Planning Commission discussed the proposed amendment, including setback, potential adverse effect in some neighborhoods, need for a definition of carport, and height and area dimensions.

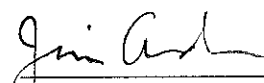
OTHER BUSINESS

1. Planning Commission Chair’s Report: Mr. Anderson reminded everyone of an upcoming Comprehensive Plan steering committee meeting.


2. Planning Director’s Report: Mr. Griffin said that he had not report.

3. Miscellaneous announcements. None

The meeting adjourned at 7:50 p.m.



Jim Anderson
Chair



Brad Griffin
Secretary