

**ATHENS-CLARKE COUNTY PLANNING COMMISSION
MINUTES**

October 4, 2018

6:00 P.M.

120 W. Dougherty Street

MEMBERS PRESENT: Jim Anderson (chair), Sara Beresford, Maxine Easom (vice-chair), Hank Joiner, Alice Kinman, Kelli Clifton Ogunsanya, Lucy Rowland and Jim Scanlon

MEMBERS ABSENT: Kristen Morales and Jeff Scarbrough

STAFF PRESENT: Rick Cowick, Brad Griffin and Amy Riddering (Planning), and 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. Scanlon seconded the motion, which passed unanimously.

2. Approval of September 6, 2018 Planning Commission meeting minutes. Ms. Rowland made a motion for approval. Mr. Scanlon seconded the motion, which passed unanimously.

3. MACORTS Update and Public Comment.

No public comments were received.

NEW BUSINESS

1. 860 WHITEHALL ROAD – ZONE-2018-08-2393

Type II – Rezone

Petitioner: Richard Dwyer

Owner: Neal Brothers, LLC

Request: From RS-15 (Single-Family Residential) to C-R (Commercial-Rural)

Tax ID: 184C 002C

Ms. Riddering presented the staff report with a recommendation for approval.

For: Richard Dwyer

Against: None

Discussion: Ms. Ogunsanya asked about the intended use. Mr. Dwyer replied that they intend to open a cafe.

Ms. Kinman said that commercial outdoor recreation, kennel and daycare uses may not be appropriate for the area due to outdoor noise. Mr. Dwyer responded that he would accept such use restrictions.

Mr. Griffin said that the 35% maximum lot coverage in the C-R zone would limit development of the subject property, such as a use that would require more parking.

Ms. Rowland asked if the property is served by a septic system. Mr. Griffin replied that it would be.

Ms. Ogunsanya noted that the subject property is near an auto repair business.

Mr. Joiner said that he is encouraged by the proposed development coming into the area. A nearby restaurant has a steady business. A roundabout will be constructed in the near future. He is in favor of the proposal.

Motion: Mr. Joiner made a motion to recommend approval. Ms. Easom seconded the motion.

Ms. Rowland asked the Commission to consider the use restrictions suggested by Ms. Kinman. Discussion followed about the possible restriction of commercial outdoor recreation, kennel and daycare uses.

Ms. Ogunsanya asked the applicant about the mention of rental space. Mr. Dwyer replied that they may not need all the space, so they may lease out the remaining space.

Mr. Joiner amended his motion to recommend approval with the condition that kennel use shall be restricted. Ms. Easom agreed to the amendment. The motion passed unanimously.

2. **TEXT AMENDMENTS** re. billboards

Mr. Griffin presented the proposed text amendment.

For: None

Against: None

Discussion: None

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

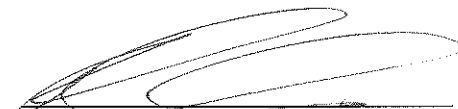
OTHER BUSINESS

1. **Planning Commission Chair's Report:** Mr. Anderson said that he had no report.
2. **Planning Director's Report:** Mr. Griffin announced the latest Mayor & Commission actions on planning-related items. He reported that the MPO Policy Committee is working on a new transportation plan. He reported that the Envision Athens Plan and Comprehensive Plan received a Georgia Planning Association award. Discussion followed of possible future Planning Commission meeting dates and a potential new government building.
3. **Miscellaneous announcements.** None

The meeting adjourned at 6:30 p.m.



Jim Anderson
Chair



Brad Griffin
Secretary