

ATHENS-CLARKE COUNTY PLANNING COMMISSION

MINUTES

September 7, 2017

7:00 P.M.

120 W. Dougherty Street

MEMBERS PRESENT: Jim Anderson (chair), Sara Beresford, Maxine Easom (vice-chair), David Finkel, Hank Joiner, Alice Kinman, Kristen Morales, Lucy Rowland, Jim Scanlon and Jeff Scarbrough

MEMBERS ABSENT: None

STAFF PRESENT: Rick Cowick, Brad Griffin, Bryce Hix (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. Mr. Scarbrough moved to introduce all reports and documents into the official record. Ms. Rowland seconded the motion, which passed unanimously.

2. Approval of August 3, 2017 Planning Commission meeting minutes. Ms. Rowland made a motion for approval. Ms. Easom seconded the motion, which passed unanimously.

3. MACORTS Update and Public Comment.

Mr. Griffin reported that work has begun by the consultant on the 5-year update of the Long Range Transportation Plan. No public comments were received.

NEW BUSINESS

1. 448 GEORGIA DRIVE – ZONE-2017-05-1527

Type I – Rezone

Petitioner: James C. Warnes

Owner: Athens Banjo Properties, LLC

Request: From *Neighborhood Mixed Use* to *Corridor Business*; From RM-2, A (Mixed Density Residential, Airport Overlay) to C-G, A (Commercial-General, Airport Overlay)

Tax ID: p/o 172C1 E001

Mr. Warnes requested a table in order for revisions to be made to the application.

Motion: Mr. Joiner made a motion for a table. Mr. Finkel seconded the motion, which passed unanimously.

2. 1331 SOUTH MILLEDGE AVENUE – PD-2017-08-2154

Type II – Preliminary Planned Development

Petitioner: Smith Planning Group

Owner: Barrett Nation Investment Properties, LLC

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

Tax ID: 173A3 H011

Mr. Hix presented the request with Staff comments only.

For: Bob Smith, Katrina Evans, Scott Parrish, Jeb Bradberry

Against: None

Discussion: Ms. Kinman said that the use will not use as much parking as would be expected and everything about the project is welcomed by the neighborhood.

Ms. Rowland said that the ITE Trip Generation Manual is from 1960 and flawed, so it is dealing with inaccurate calculations. Extra parking provides a lot of unnecessary impervious surface. The ordinance requires too much parking.

Mr. Scarbrough said that he likes the look of the project. Parking is important for him since he lives beyond walking distance. Off-site parking agreements are not permanent, but a planned development designation for both affected parcels would be.

Mr. Scanlon said that he would like to see as much parking as possible on the property.

Mr. Anderson said that parking allows for the possibility of a citywide popular spot.

Ms. Morales said that the parking will overflow onto local streets, but visitors expect some walking distance.

Ms. Beresford asked if adding the salon parcel to the planned development request would cause any parking problems. Mr. Griffin replied that the gravel parking behind the salon could not be counted as off-site parking without meeting standards, including a handicap space. Approval conditions, such as hours of operation, cannot be placed on a parcel outside the zoning area. The zoning does not have to limit uses on the second property, but future uses should use the same parking ratio as the current salon use. A possible second restaurant use could not be supported if it required more parking.

Mr. Finkel asked about the proposed parking agreement. Mr. Smith provide information about the parking agreement and added that he preferred not to include the salon parcel in the planned development, but if included, then that parcel could still keep its current C-O zoning.

Mr. Joiner said that he has no issue with the parking, but he would rather not restrict the adjacent salon lot. He likes the design and supports the project 100%.

Mr. Scarbrough said that leaving the front lawn is attractive.

Ms. Kinman said that those within walking distance would leave parking spaces for those driving.

Ms. Easom said that she is not turned off by the parking because people will walk; however, some of the building appearance is not appealing to her because the restaurant will look very different from the current house use.

Ms. Beresford said that restaurants with little parking seem to do just fine. People are going to park on side streets where legally allowed.

3. **594 OCONEE STREET – SUP-2017-08-2155**

Type I – Special Use Permit (for comments only)

Petitioner: Williams & Associates

Owner: Athens Oconee School, LLC

Request: Special Use in C-G (Commercial-General) and RM-2, A (Mixed Density Residential, Airport Overlay)

Tax ID: 171D2 F003A

Mr. Hix presented the request with Staff comments only.

For: Scott Haines, Wesley DeFoor

Against: Marcus Lewis

Discussion: Ms. Easom disclosed a discussion with the developer regarding shared parking at her nearby church.

Mr. Joiner said that the building is worth saving. A similar old school was lost on Childs Street. He admires anyone who wants to take on the challenging restoration. He supports the ground-floor residential use and front-yard parking.

Ms. Easom said that she is gleeful about the project. She supports the ground-floor residential use and front-yard parking. The front yard was formerly the school playground. She likes the two drives on Poplar Street to ease the traffic on Oconee Street, which has parking from a nearby restaurant.

Ms. Easom asked about the parking lot screening. Mr. Haines replied that it would meet the ordinance requirement.

Ms. Easom asked about the location of a proposed door. Mr. Haines replied that it would be on either the east or west elevation.

Ms. Easom asked if rear-parking area was the maximum possible. Mr. Haines replied that any further parking would conflict with a sewer easement and required tree canopy, would require a retaining wall and additional grading.

Ms. Easom said that she serves on a Lexington Road task force, which encourages the use of tax credits, and commends the developer for using them.

Mr. Finkel asked if the project would be student housing. Mr. Haines said that is likely.

Mr. Finkel said that he is okay with the ground-floor residential use. He added that there is a sore need for affordable housing.

Ms. Rowland said that she has no problem with the proposed parking.

Ms. Rowland asked about the location of both accessibility spaces in the rear parking lot. Mr. Haines replied that the accessible units are in the rear building.

Ms. Rowland asked if the main building is to be accessible. Mr. Haines replied that the basement would be, but not the upper units.

Ms. Kinman asked if the developer has considered lower-income tax credits. Mr. DeFoor said that he has, but they are not available due to the cost of the development.

Ms. Kinman congratulated the developer for using other available tax credits. She said that she had been on the Mayor and Commission when there had been a proposal to demolish the building. She supports the ground-floor residential use and front-yard parking.

Mr. Scarbrough said that he would hate to see the building torn down or fall down. He asked if the front walk could be separated from the parking spaces with landscaping. Mr. Haines replied that the parking area is tight and there is a need to drive over the walk.

Ms. Easom said that this school is the oldest extant in Athens.

Mr. Joiner said that bike barns work well at Bottleworks and suggested their use here or internal bike storage.

Mr. Anderson said that the project appears to be taking tax credits for a potential commercial project, although it will be residential. Mr. DeFoor and Mr. Joiner explained the tax credits.

Mr. Griffin said that the old Childs Street school cafeteria still exists and reminds him of this one.

4. 291, 293 and 299 FIREFIGHTER COURT - ZONE-2017-05-1520

Type I – Rezone

Petitioner: Lawrence and Yongi Mull

Owner: Lawrence and Yongi Mull

Request: From *Corridor Business* to *Traditional Neighborhood*; From C-G* (Commercial-General Zoning with Conditions) to RS-8 (Single-Family Residential)

Tax ID: 111A 099Q, 111C6 B001 and B002

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

For: Lawrence Mull

Against: None

Discussion: None

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

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

5. 164 RAMBLE HILLS DRIVE – SUP-2017-06-1574

Type I – Special Use

Petitioner: Bobbie Rena Ellis

Owner: Bobbie Rena Ellis

Request: From *Rural Residential* to *Traditional Neighborhood*; Special Use in RS-8/RM-LTD (Single-Family Residential, Mixed Density Residential Limited Overlay)

Tax ID: 063B1 C003

Mr. Hix presented the staff report with a recommendation for approval of the proposed Future Development Map amendment and approval with condition for the proposed Zoning Map amendment.

For: Bobbie Ellis

Against: None

Discussion: Mr. Scanlon asked about the cost to improve the driveway apron. Mr. Scarbrough replied that he estimated the cost would be about \$2,500.

Mr. Joiner asked why the Future Development amendment could not be for the entire neighborhood. Mr. Griffin and Mr. Cowick replied that Staff is likely to be proposing such a Future Development Map amendment during the Comprehensive Plan process.

Ms. Kinman asked about the difference between the existing and proposed Future Development designations. Mr. Cowick replied that the existing designation is for rural areas with conservation easements and agricultural uses, while the proposed designation pertains to developed neighborhoods, such as this one.

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

SPECIAL USE MOTION: Mr. Scarbrough made a motion to recommend approval with the following condition:

1. The driveway apron on Ramble Hills Drive shall comply with current code and standards.

Ms. Beresford seconded the motion, which passed unanimously.

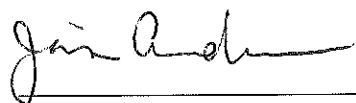
OTHER BUSINESS

1. Planning Commission Chair's Report: Mr. Anderson announced that he had no report.

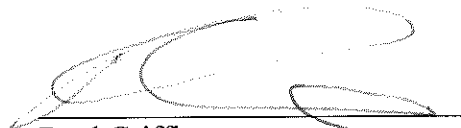
2. Planning Director's Report: Mr. Griffin reported the latest Mayor and Commission actions on zoning items, asked that Planning Commissioners consider leaving their packet materials after the meeting for reuse by the Mayor and Commission, and provided an update on the Comprehensive Plan process.

3. Miscellaneous announcements. None

The meeting adjourned at 9:05 p.m.



Jim Anderson
Chair



Brad Griffin
Secretary

