

ATHENS-CLARKE COUNTY PLANNING COMMISSION

DRAFT AGENDA

May 2, 2019 - 6:00 P.M.

120 W. Dougherty Street

GENERAL BUSINESS

1. Introduction of Staff reports and all other documents submitted to the Planning Commission at this meeting into the official record
2. Approval of April 4, 2019 Planning Commission meeting minutes
3. MACORTS review and public comment

NEW BUSINESS

1. **664 HANCOCK INDUSTRIAL WAY – SUP-2019-02-408**

Type II – Special Use Permit

Petitioner: Jeff Carter / Carter Engineering Consultants

Owner: Bulldog Estates, LLC

Request: Special Use in E-I (Employment-Industrial)

Tax ID: 223 008R

2. **1510-1550 SOUTH LUMPKIN STREET - PD-2019-04-1171**

Type II – Preliminary Planned Development

Petitioner: Brett Nave / Studio BNA Architects

Owner: Mathis Apartments, Inc.

Request: From C-O (Commercial-Office) to RM-2 (PD) (Mixed Density Residential, Planned Development)

Tax ID: 173A1 G001 & 173A1 G002

3. **393 NORTH FINLEY STREET – PD-2019-04-1183**

Type II – Planned Development Amendment

Petitioner: R. Carl Martin

Owner: Forty Trees, LLC

Request: Amendment to C-D (WE) (PD) (Commercial-Downtown, West End Downtown Design Area, Planned Development)

Tax ID: 171A1 N001

4. **TEXT AND MAP AMENDMENTS** - TBD

OTHER BUSINESS

1. Planning Commission Chair's Report
2. Planning Director's Report.
3. Miscellaneous announcements.

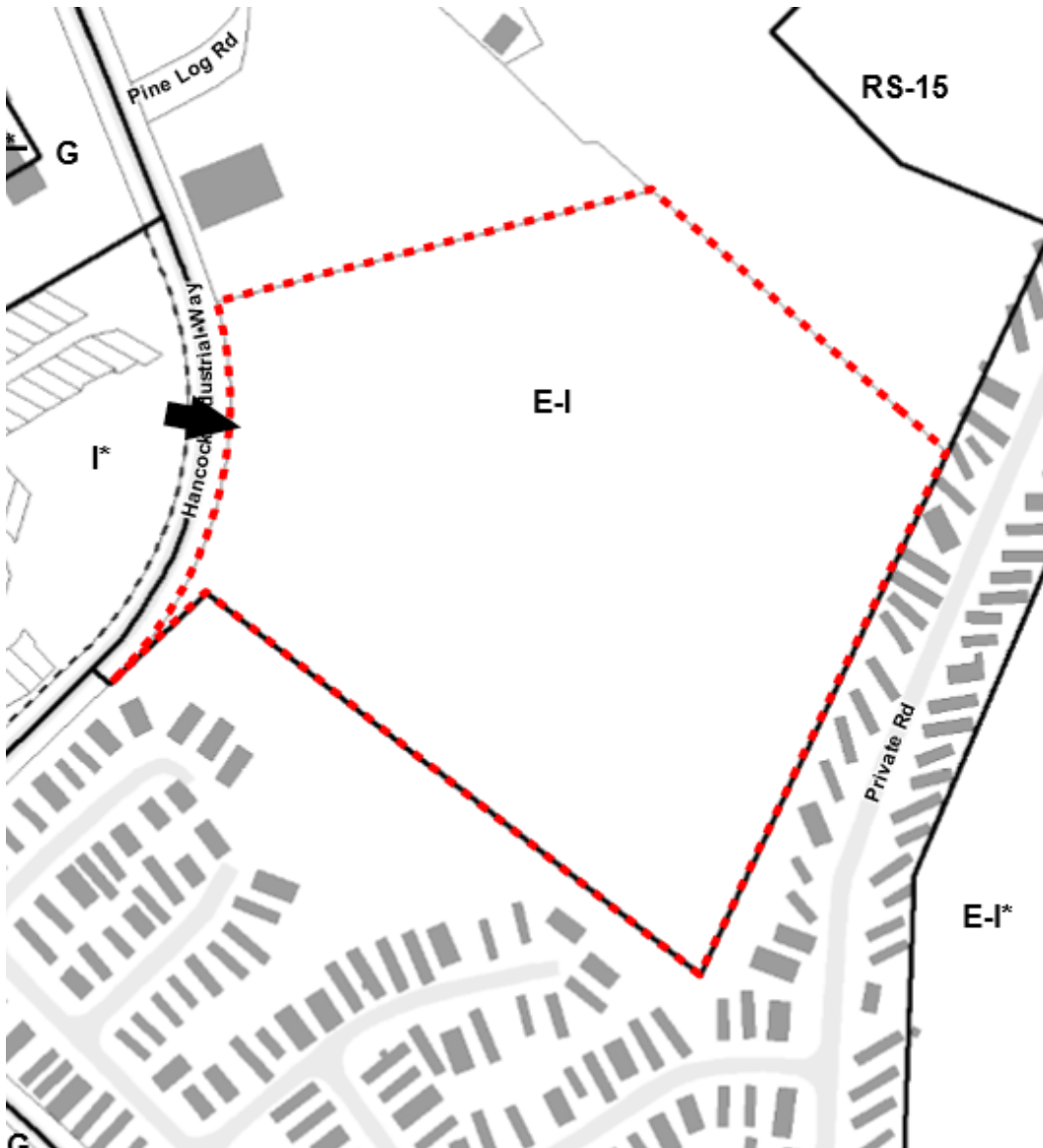
NOTICE

A qualified interpreter for the hearing impaired is available upon requests at least ten (10) days in advance of this meeting. Please call (706) 613-3515, [TDD (706) 613-3115] to request an interpreter.

**SPECIAL USE PERMIT
CASE NUMBER SUP-2019-02-408
664 HANCOCK INDUSTRIAL WAY
MAY 2, 2019**

APPLICANT.....Carter Engineering Consultants, Inc.
.....jeff@carterengineering.net
OWNER.....Bulldog Estates, LLC
REQUEST.....Special Use in E-I (Employment-Industrial)
TYPE OF REQUESTType II
LOCATION664 Hancock Industrial Way
COUNTY COMMISSION DISTRICT2
SIZE OF THE PROPERTY18.05 acres
PRESENT USE.....Undeveloped
PROPOSED USE.....RV Park
TAX MAP NUMBER.....223 008R

The purpose of this request is to seek approval of a Special Use Permit for a commercial outdoor recreation use with overnight accommodations (specifically, an RV park) in an E-I (Employment-Industrial) zoning district.



**Preliminary Planned Development
Case Number PD-2019-04-1171
1510 & 1550 S Lumpkin St
May 2nd, 2019**

APPLICANT.....Brett Nave, BNA Architecture
bnave@studiobna.com
 OWNERS.....William M. Rowland, Mathis Apartments Inc.
 FUTURE LAND USE REQUESTMaintain *Neighborhood Mixed Use*
 ZONING REQUESTFrom C-O (Commercial-Office) to RM-2 (PD) (Mixed
 Density Residential, Planned Development)
 TYPE OF REQUESTType II
 LOCATION1510 & 1550 S Lumpkin St
 COUNTY COMMISSION DISTRICT7
 SIZE OF REZONING AREA.....2.83 acres
 PRESENT USESMixed Density Apartments
 PROPOSED USE.....Mixed Density Apartments, Retail & Restaurant
 TAX MAP NUMBERS173A1 G001 &173A1 G002
 ADJACENT USES AND ZONING(N) RS-8 / Single-family dwellings; C-O / surface parking
(E) RM-1 /Mixed Density dwellings
(S) C-O / Commercial
(W) C-O/ Mixed Density dwellings

The purpose of this request is to rezone 2.83 acres from C-O (Commercial-Office) to RM-2 (PD) (Mixed Density Residential, Planned Development) in order to develop a higher density apartment complex with some commercial space along Lumpkin St.



**MASTER PLANNED DEVELOPMENT
CASE NUMBER PD-2019-04-1183
393 NORTH FINLEY STREET
MAY 2, 2019**

APPLICANT.....R. Carl Martin
carl@docunlimited.com
 OWNER.....Forty Trees, LLC
 ZONING REQUESTAmendment to C-D (WE) (PD) (Commercial-Downtown,
 West End Downtown Design Area, Planned Development)
 TYPE OF REQUESTType II
 LOCATION393 North Finley Street
 COUNTY COMMISSION DISTRICT3
 SIZE OF REZONING AREA.....0.43 acre
 PRESENT USESRestaurant; vacant
 PROPOSED USESCommercial
 TAX MAP NUMBER.....171A1 N001

The purpose of this request is to amend an existing Planned Development on one 0.43-acre parcel zoned C-D (WE) (Commercial-Downtown, West End Downtown Design Area). The current request seeks to amend the Planned Development by adding to the list of permitted uses.

