

ATHENS-CLARKE COUNTY PLANNING COMMISSION

MINUTES

March 7, 2019

6:00 P.M.

120 W. Dougherty Street

**MEMBERS PRESENT:** Jim Anderson (chair), Sara Beresford, Maxine Easom, Hank Joiner, Alice Kinman, Kristen Morales, Lucy Rowland and Jim Scanlon

**MEMBERS ABSENT:** Kelli Clifton Ogunsanya and Jeff Scarbrough

**STAFF PRESENT:** Rick Cowick, Brad Griffin and Amy Riddering (Planning), 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 February 7, 2019 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.**

No public comments were received. Mr. Griffin reported that an update to the Long Range Transportation Plan was being drafted, which will be presented for consideration by the Planning Commission prior to adoption.

**OLD BUSINESS**

**1. 220, 280 & 290 WILLIAMS STREET & 475 & 485 BALDWIN STREET – PD-2018-11-3106**

**Type I – Master Planned Development**

Petitioner: Brett Nave / Studio BNA Architects

Owner: Baldwin 475, LLC c/o Parker & Associates

Request: From *Main Street Business* and *General Business* to *Downtown*; From C-G (PD) (Commercial-General, Planned Development) to C-D (RIV) (PD) (Commercial-Downtown, River Downtown Design Area, Planned Development)

Tax ID: 171B4 F001, F002, F003 & F004

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

**For:** Brett Nave, Susan Parker

**Against:** None

**Future Land Use Motion:** Mr. Joiner made a motion to recommend approval. Ms. Easom seconded the motion, which passed unanimously.

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

The following three conditions shall be met prior to Mayor and Commission consideration:

1. The plans shall be revised to provide a Mitchell Street driveway entrance that adheres to Fire Marshall specifications for emergency vehicle access.
2. The application documents shall be revised to resolve conflicting information regarding the retail square footage, number of parking spaces, total project acreage, and existing sanitary sewer easement.

3. The application report shall be revised to include a waiver request for dwelling units smaller than the minimum 450 sf required by Sec. 9-15-15.

The following condition shall be met prior to the issuance of any development permits:

4. The Tree Management Plan (TMP) shall be revised to indicate that all trees shown on the Overall Plan sheet (A0.01) shall be planted with review and approval of the ACC Arborist.

Mr. Scanlon seconded the motion, which passed unanimously.

## **NEW BUSINESS**

### **1. 141 EAST BROAD STREET – ZONE-2019-02-404**

#### **Type II – Rezone**

Petitioner: James C. Warnes

Owner: WALCO Investments, LP

Request: Amendment to C-D\* (DHD) (Commercial-Downtown Zoning with Conditions, Downtown Historic District)

Tax ID: 171B5 B003

Mr. Cowick presented the staff report with a recommendation for approval with condition.

**For:** Jim Warnes

**Against:** None

**Motion:** Ms. Rowland made a motion to recommend approval with the following condition:

1. A minimum 10' building setback from the western property line shall be required for all floors above the ground floor.

Ms. Kinman seconded the motion, which passed unanimously.

### **2. 785 US 29 NORTH & 150 McCLUNG ROAD – ZONE-2019-01-393**

#### **Type II – Rezone**

Petitioner: W&A Engineering

Owner: Mitchell Allen Nease

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

Tax ID: 154 036 & 154 038D

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

**For:** Kevin Baer, Allen Nease

**Against:** None

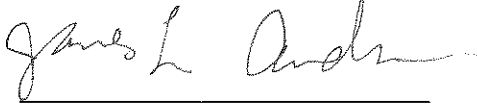
**Motion:** Ms. Kinman made a motion to recommend approval. Ms. Rowland seconded the motion, which passed unanimously.

## **OTHER BUSINESS**

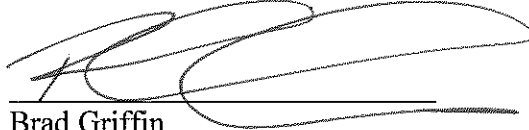
1. **Planning Commission Chair's Report.** None

3. **Planning Director's Report:** Mr. Griffin reported the recent zoning actions by the Mayor & Commission and a pending Georgia State House bill regarding local zoning standards for single-family residential construction.
4. **Miscellaneous announcements.** None

The meeting adjourned at 7:25 p.m.



Jim Anderson  
Chair



Brad Griffin  
Secretary

