

**ATHENS-CLARKE COUNTY PLANNING COMMISSION**

**MINUTES**

**April 4, 2019**

**6:00 P.M.**

**120 W. Dougherty Street**

**MEMBERS PRESENT:** Jim Anderson (chair), Maxine Easom, Hank Joiner, Alice Kinman, Kristen Morales, Kelli Clifton Ogunsanya, Lucy Rowland, Jim Scanlon and Jeff Scarbrough

**MEMBERS ABSENT:** Sara Beresford

**STAFF PRESENT:** Rick Cowick, Brad Griffin and Aron Hall (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 March 7, 2019 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. 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. 413 MILLARD AVE., 347 SUNSET DR., & 350 HAWTHORNE AVE. – PD-2018-08-2246**

**Type I – Master Planned Development**

Petitioner: Smith Planning Group

Owner: Steve & Dale Tingle; JIL Automotive Maintenance & Repair

Request: From *Traditional Neighborhood and Main Street Business to Traditional Neighborhood;*  
From

RS-8 (Single-Family Residential) and C-G (Commercial-General) to RS-5 (PD) (Single-Family Residential, Planned Development)

Tax ID: 122A3 A016A, 122A3 A019 & p/o 122A3 A001B

Mr. Hall presented the staff report with a recommendation for denial.

**For:** Bob Smith, Michael Buchholz, Stacy Brannon, Sarah Frierson, Matt Tingle

**Against:** Alison Smith, Adrian Soll, Ina Miller

**Rebuttal:** Bob Smith

**Future Land Use Motion:** Ms. Rowland made a motion to recommend approval. Ms. Morales seconded the motion, which passed 7 to 1 (Scarbrough in opposition).

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

1. Alternative compliance for the conserved tree canopy requirement shall be provided with additional plantings in areas where critical root zones will not be compromised per specifications of the ACC arborist.

2. The full extent of the driveway shall have a minimum improved width of 16' for emergency vehicles to access the rear of the property.
3. The submitted architectural elevations shall be considered as binding for the development.

Ms. Morales seconded the motion, which passed 7 to 1 (Scarborough in opposition).

## **NEW BUSINESS**

### **1. 980-994 SOUTH LUMPKIN STREET - PD-2019-03-795**

#### **Type II – Planned Development Amendment**

Petitioner: James C. Warnes

Owner: Episcopal Diocese of Atlanta

Request: Amendment to C-N (PD) (Commercial-Neighborhood, Planned Development)

Tax ID: 173A2 A026, A027 & A027A

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

**For:** Jim Warnes, Clayton Harrington

**Against:** None

**Motion:** Ms. Kinman made a motion to recommend approval with the following conditions:

1. The application documents shall be revised prior to permitting to redesignate and redesign the entirety of the “commons: lounge” as a leasable commercial space with only a publicly accessible building entrance, in accordance with the 2018 text amendment to Section 9-10-2, footnote L(1).
2. The application shall be revised prior to permitting so that the compact parking spaces do not exceed the maximum allowance of 30% of the total number of spaces per Section 9-30-6.
3. Due to numerous differences between the addendum (number of bedrooms, number of parking spaces, FAR, dining space, cell tower, etc.) and the current binding application report, the documents shall be combined into one binding document for a well-defined record of the approved project prior to permitting.

Mr. Joiner seconded the motion, which passed unanimously.

### **2. TEXT AMENDMENT - Preliminary Plat Staff Conference**

Mr. Griffin presented the proposed text amendment.

**For:** None

**Against:** None

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

### **3. TEXT AMENDMENT - Type I and Type II Application Withdrawal**

Mr. Griffin presented the proposed text amendment.

**For:** None

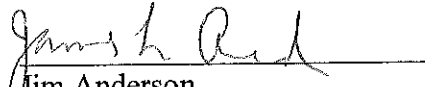
**Against:** None


**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.** Mr. Anderson announced that he will be appointing an officers nominating committee.
3. **Planning Director's Report:** Mr. Griffin reported the recent zoning actions by the Mayor & Commission.
4. **Miscellaneous announcements.** The Planning Commission discussed the marketing of properties after they have been approved for a Planned Development.

The meeting adjourned at 7:35 p.m.

  
Jim Anderson  
Chair

  
Brad Griffin  
Secretary

