

ATHENS-CLARKE COUNTY PLANNING COMMISSION

MINUTES

May 2, 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, Jim Scanlon and Jeff Scarbrough

MEMBERS ABSENT: Kelli Clifton Ogunsanya

STAFF PRESENT: Rick Cowick and Brad Griffin (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. Scarbrough seconded the motion, which passed unanimously.

2. Approval of April 4, 2019 Planning Commission meeting minutes. Ms. Rowland made a motion for approval. Mr. Scarbrough seconded the motion, which passed unanimously.

3. MACORTS Update and Public Comment.

No public comments or report were received.

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

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

For: Mike McCleary, Jeff Carter, Steve Smith, Paula Loniak, John Hudgins, John Washington, Patricia Allen

Against: None

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

1. Any of the permanent structures built on the property shall be designed to be accessory to the RV functions, be designed to have less than a 50% enclosure, and shall not be used for overnight sleeping quarters.
2. Stays shall be restricted to 30 days at a time, except for 90 days between September and November. [This is the same restriction applied to the nearby Bulldog Park.]
3. RV park lot buyers shall be required to sign a waiver of complaints against typical effects (noise, smells, etc.) produced currently or in the future by area industries. Such waiver should be noted on a recorded condominium plat and a copy provided to Staff.
4. No non-licensed motor vehicles (e.g., golf carts) should be allowed to leave the premises.

Mr. Scanlon seconded the motion, which passed unanimously.

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

Ms. Rowland and Mr. Joiner recused themselves from this item and left the meeting room for the duration of its consideration.

Mr. Cowick presented the staff report with comments only.

Speakers: Brett Nave, Brian Austin, Jim Gillis, Dan Greene, David Bradley, Michael Earl, Marianne Causey, Dave Lunde, Kim Klonowski

The item was received with comments.

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

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

For: Carl Martin

Against: None

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

1. The Meigs Street right-of-way shall not be used as a loading zone.
2. Prior to the issuance of any zoning or building permits, a sight-obscuring hedge screen shall be installed per Sec. 9-10-6-C-3(c) within the existing vegetative buffer between the Meigs Street driveways.

Mr. Joiner seconded the motion, which passed unanimously.

OTHER BUSINESS

1. **Planning Commission Chair's Report.** Mr. Anderson announced the appointment of Ms. Kinman and Mr. Scanlon as an officers nominating committee.
3. **Planning Director's Report:** Mr. Griffin introduced Robin Schultze as the new Planning Support Specialist in the Planning Department.
4. **Miscellaneous announcements.** The Planning Commission discussed the need of microphones for those addressing the Commission and the process for receiving public comments prior to the meetings.

The meeting adjourned at 8:15 p.m.



Jim Anderson
Chair



Brad Griffin
Secretary