

Planning Commission



Minutes for the Thursday, November 15, 2018, Regular Meeting

Members of the Planning Commission

Woods Burnett
Chairman

Leonard Carter, Jr.
Timothy V. Key
Larry Watts

Bob Clark
JoAnn McKie
Briton Williams

1. **Call to Order** - The regular meeting of November 15, 2018, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Burnett and Commissioners Timothy Key, Joann McKie, Larry Watts, Chip Burnett, Briton Williams, and Bob Clark. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and public.
3. **Approval of Minutes** – The minutes from the Regular Meeting of October 18, 2018 were approved with the recommended editing to add clarification of 8.c.
4. **Confirmation of Agenda** - There were no changes to the agenda.
5. **Application CNPL18-001 – Bluff Avenue Townhomes** – A request by Richard Fletcher to provide a sketch review for a proposed development ± 0.4 acres of property along Bluff Avenue at West Avenue, Zoned D (Downtown Mixed Use).

Project Name	Bluff Avenue Townhomes
Applicant	Richard Fletcher, Cheatham Fletcher Scott
Address/Location	225 Bluff Ave. and 111 Bluff Ave.
Parcel Number	007-14-10-008, 007-14-10-007
Total Development Size	± 0.4 acres
Zoning	D, Downtown Mixed Use
Overlay	Georgia Avenue (voluntary)
Traffic Impact Tier	Tier 1
Proposed Use	Residential Townhome Development
Proposed Lots	8
Proposed Density	20 du per acre
Future Land Use	Mixed Use

Mrs. Hodges introduced the application noting the proposed application sketch review was only for suggestions and any suggestions would be non-binding. The staff report was briefly reviewed, with staff answering several questions on the application of the Development Code.

Glen Thompson and Richard Fletcher spoke about the case and the request for waivers regarding driveways and other proposed site features. Handouts provided at the meeting are added to the minutes.

Chairman Burnett commented he would be receptive to granting a waiver for a curb cut on West Ave.

Mr. Fletcher thanked the commission for their time.

Chairman Burnett thanked the applicant for bringing the project to the commission.

6. Application ANX18-001 – 2031 Pisgah Rd.

Address/Location	2031 Pisgah Rd.
Parcel Number	005-19-06-003, 005-19-06-002
Total Development Size	± 1.72 acres
Zoning Requested	GC, General Commercial
Future Land Use	Low Density Residential

Mrs. Hodges introduced the application for the partition for annexation from the McKie's.

Commissioner McKie recused herself and left the meeting.

Mrs. Hodges introduced the case and explained that the Commission must review the request for annexation for a zoning that did not match the future land use map.

Mrs. Hodges addressed questions from the Commission.

a. Consideration & Recommendation of ANX18-001 by Commission

Commissioner Clark made a motion for the recommendation to annex the property of 2031 Pisgah Rd. as G.C. Commissioner Williams offered a second and the motion passed unanimously.

7. Business Meeting

a. Election of Officers

Commissioner Williams made a motion to nominate Chip Burnett to continue as chair. Commissioner Watts second the motion and the motion passed unanimously.

Commissioner Watts made a motion to nominate Briton Williams as vice-chair. Commissioner Key second the motion and the motion passed unanimously.

b. Adoption of Calendar

Commissioner Clark made a motion to adopt the Calendar for 2019. Chairman Burnett seconded the motion and the motion passed unanimously.

8. Staff Report

Mrs. Hodges announced the advertisement for a new Code Enforcement Officer.

- a. October Performance Report
- b. 13th Street/Georgia Ave Bridge Replacement project – conceptual layout (attached)
- c. I-20 Bridge Replacement; has been awarded as of Nov. 2.
(<http://www.dot.ga.gov/PartnerSmart/Innovative/DesignBuild/ApparentAwards/I-20%20Award%20Notice.pdf>)

9. Adjourn-- With no objection, Chairman Burnett adjourned the meeting.

Respectfully Submitted,

Libby Hodges, AICP, Director, Department of Planning and Development
Secretary to the Planning Commission