

# Planning Commission



## Minutes of the Thursday, March 21, 2019 Regular Meeting

### *Members of the Planning Commission*

Briton Williams  
*Chair*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Christine Crawford

1. **Call to Order** - The regular meeting of March 21, 2019 having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Briton Williams and Commissioners Larry Watts, Bob Clark, Len Carter, and JoAnn McKie. Commissioners Timothy Key and Christine Crawford were absent. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and the public.
3. **Approval of Minutes** - The minutes from the Regular Meeting of February 21, 2019 were approved.
4. **Confirmation of Agenda** - There were no changes to the agenda.

Chairman Williams swore in all members of the Commission and Staff and read the application summary.

5. **Application MW19-001, River Falls Apartments** – A request by ZEL Engineers on behalf of I-20 Investors, LLC for waivers of the Development Code Sections §11.3.1 Amount of Open Space Required, §7.2.4.4 Multi-Family Residential Design Vehicle and Pedestrian Areas, Entryways, and §10.5 Landscape Buffers.

Three waivers were presented to the Commission for their consideration. These waivers were for NADC §11.3.1 Amount of Open Space Required, NADC §7.2.4.4 Multi-Family Residential Design Vehicle and Pedestrian Areas, Entryways and NADC §10.5 Landscape Buffers.

Chairman Williams opened the hearing and all members and staff were sworn in for the hearing. Chairman Williams read the criteria for consideration of a request for a Planning Commission waiver and proceeded to review the waivers. Chairman Williams asked if there were questions for Mrs. Hodges before the applicant spoke.

Dan Rickabaugh, Senior Civil Engineer, ZEL Engineers, 37 Lake Marion Dr., was sworn in by Chairman Williams and spoke on behalf of the owners.

The Commission asked several questions about open space, the economic impact of the provision of open space, the design requirements for vehicle entry and the impact of the buffer waiver.

An updated landscape plan was provided to the Commission and entered into the record.

Mr. Ash Shaw, Owner, 551 Live Oak Court, Martinez, GA, was sworn in by Chairman Williams. Mr. Shaw spoke as an owner of the property and addressed questions about the project.

After further discussion, all comments and questions were addressed.

Each waiver was reviewed against the criteria established in NADC 5.9.1. for Planning Commission waivers.

Based on the findings, Commissioner Watts motioned to approve the waivers for Open Space, Divided Ingress/Egress, and the Landscape Buffer with the following conditions:

- 1) Applicant must submit a Traffic Impact Analysis. This may provide additional insight into the impact of a single entrance into the site and if additional capacity will be needed to serve the number of residents proposed. Staff may require additional improvements based on this analysis and the safety and welfare of the residents.
- 2) Pedestrian access to the walking path and recreation areas should be protected and should minimize conflicts with vehicles as much as possible. This may include clearly marked crosswalks and signage as needed.
- 3) That all future development must meet the standards at the time of submittal. These waivers do not apply to Phase II.

Commissioner Clark seconded the motion. The vote was approved unanimously.

Chairman Williams asked for additional comments or questions regarding River Falls Apartments.

Phillip McCormick of 244 Hill Brooke Drive, Martinez, GA, was sworn in by Chairman Williams.

Mr. McCormick, representing Hamrick Farms, a 176 acre future Industrial/Commercial development at Exit 1, expressed concerns with traffic on

Martintown Rd. and indicated a need for an additional traffic light on Martintown Rd. The developer would like to see both properties benefit. The owners of Hamrick Farms are prepared to pay for the cost of securing easements and implementing the road improvements.

Chairman Williams thanked Mr. McCormick for his time and mentioned the consideration would be taken under advisement.

6. **Staff Report** - Mrs. Hodges included the February performance report in the information packet for the commission.

Mrs. Hodges mentioned the Planning and Development Department continues to be busy and has started to work on a Staff Report that will generate a clearer picture of what is done on a day to day basis. Starting in April, a new Code Enforcement report will be included in the Staff Report. She also mentioned the Creative Place Making Seminar, an upcoming training opportunity for AICP and Continuing Education credits in Columbia from April 16-18.

**Adjourn**-- With no objection, Chairman Williams adjourned the meeting at 8:03pm.

Respectfully Submitted,



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