

# Planning Commission



## Minutes of the Thursday, April 18, 2019 Regular Meeting

### *Members of the Planning Commission*

Briton Williams  
*Chair*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Dr. Christine Crawford

1. **Call to Order** - The regular meeting of April 18, 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 Tim Key, JoAnn McKie, Larry Watts, Bob Clark and Len Carter. Commissioner Dr. Christine Crawford was absent. Also in attendance were Libby Hodges, Director of Planning and Development, Staff, the press, and members of the public.
3. **Approval of Minutes** - The minutes from the Regular Meeting of March 21, 2019 were approved.
4. **Confirmation of Agenda** - There were no changes to the agenda.

Chairman Williams requested to reorder the agenda so that application SP18-003, Parcel G would be considered first and application RZT19-00, Public Use Text Amendment would be considered last. Chairman Williams asked for a verbal concurrence. Members of the Planning Commission agreed.

5. **Application SP18-003, Parcel G** - A request by Greenstone Properties for approval of a 3 story mixed use building located in Riverside Village at Hammond's Ferry.
  - a. Consideration of the Major Site Plan application by the Commission

Chairman Williams read the application summary for Application SP18-003, Parcel G and asked if Mrs. Hodges had information she would like to share.

Mrs. Hodges introduced the project as the preliminary major site plan approval for Application SP18-003, Parcel G within the Riverside Village which is part of the overall Hammonds Ferry development. The application is for a 40,140 square foot Retail/Commercial/Professional/Civic building with 22 Multi-family dwelling units.

Chairman Williams asked if there were questions from the Planning Commission for Mrs. Hodges.

Chris Schoen, 3820 Northside Drive, Atlanta, GA introduced himself and gave an overview of the project.

After further discussion, all comments and questions were addressed.

After no further comments or questions were made from the public, Chairman Williams invited the Planning Commission to make a motion. Commissioner Clark motioned to approve the preliminary site plan subject to compliance with all Staff comments. Commission Watts offered a second and the motion was approved unanimously.

Before opening the final two items on the agenda, Chairman Williams thanked everyone for attending and read the public meeting participation guidelines.

Chairman Williams mentioned any questions from the public would be written down and addressed by the appropriate staff or members of the planning commission at the end and opened the public meeting.

- 6. Application RZM19-001, Riverside Village Rezoning** – A request by Greenstone Properties to rezone Tax Parcel Numbers 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003 from PD, Planned Development to D, Downtown.
- a. Public Hearing
  - b. Consideration of the Rezoning request by the Commission
  - c. Recommendation

Chairman Williams read the application summary for Application RZM19-001, Riverside Village Re-zoning, a request by Greenstone properties to rezone tax parcel numbers as shown in the report and asked if Mrs. Hodges had information she would like to share.

Mrs. Hodges mentioned that this rezoning application was created in cooperation between the City and the applicant due to conflict between the current PD in effect for the site and private development agreements previously made. The rezoning could provide more flexibility. Mrs. Hodges mentioned she foresaw this as the beginning of

an overall study of downtown addressing the initial intent to have this be an extension of downtown and a way to move forward with downtown development.

Chris Schoen, 3820 Northside Drive, Atlanta, GA gave a description of the project, mentioned the potential increase in density and gave an analysis for parking spaces.

Mrs. Hodges pointed out that each individual project mentioned would come back to the Planning Commission for site plan approvals as applicable.

Chairman Williams invited comments or questions from the public.

The following members of the public spoke about the rezoning:

Wesley Summers, 987 Campbelton Dr.

Stetson Corbett, 434 Railroad Ave.

Todd Glover, Town Administrator, 78 Fulton St., clarified that waivers for parking were not issued but rather the terms of the development agreement were enforced as required by the agreements in place.

After further discussion, all comments and questions were addressed and the public hearing was closed.

Mrs. Hodges answered further questions from the Planning Commission regarding the concept of shared parking and confirmed that the parking availability is being provided sufficiently so that each site plan meets the required parking prior to approval.

Commissioner Key motioned to approve the rezoning request. Commissioner Clark offered a second and the motion was approved unanimously.

**7. Application RZT19-001, Public Use Text Amendment** – A request by the City of North Augusta for an amendment to Section 3.6.4.5.2, Development Standards and Section 3.8.1.1, Applicability, Corridor Overlay Districts, of the North Augusta Development Code as it relates to the P, Public Use district.

- a. Public Hearing
- b. Consideration of Text Amendment by the Commission
- c. Recommendation

Chairman Williams read the application summary for Application RZT19-001, Public Use Text Amendment, and opened the public hearing.

Mrs. Hodges introduced the project as an application to change two sections of the North Augusta Development Code for publically zoned properties.

Todd Glover, 78 Fulton St, as directed by council at its last meeting, filed the appropriate application for a text amendment. Mr. Glover pointed out P is not subject already to dimensional standards of Section 3.5. Setbacks requirements and dimensional standards already do not apply to P, public zoning, but highway corridor does. Also, under 3.6.4.4 procedures that would remain, the city is not asking to be changed. Mr. Glover provided an overview and how it would apply to any public facility.

The following speakers made comments at the hearing:

Ken Powell, 320 Clay St.

Chip Burnett, 963 Campbellton Dr.

Mike Hitchler, 1300 Georgia Avenue.

Dave Leverette, 121 Butler Avenue.

Stetson Corbett, 434 Railroad Ave.

After further discussion between staff and the Commission, all comments and questions were addressed and the public hearing was closed.

Chairman Williams motioned to approve the text amendment. Commissioner Watts offered a second and the motion was lost by a vote of 2 to 4.

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

**Adjourn--** With no objection, Chairman Williams adjourned the meeting at approximately 9:30pm.

Respectfully Submitted,



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