

PLANNING & ZONING BOARD

Regular Board Meeting
June 18, 2024
7:30 P.M.
3921 Church Street, Clarkston, GA 30021

AGENDA

- I. Meeting Called to Order:
- II. Roll Call
- III. Approval of the Agenda
- IV. Approval of the Minutes
 - a. April 16, 2024
- V. Business arises from minutes.

Public Comments: Any member of the public may address the Planning and Zoning Board during the time allotted for public comment. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please submit those to the Planning and Economic Development Director in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the council or staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner. comment: however, the business of the city must proceed in an orderly, timely manner.

- VI. Old Business
 - 1. Continue discussion on Design guidelines.
- VI. New Business

1. Case Number: PZB-24-06-001 - The Applicant, *Matthew Biggers, on behalf of Team Sterling LLC* is requesting variances for a Cottage Housing Development (CHD) from the following Articles:

Article 7, - Zoning District Standards for NR-3, high-density neighborhood residential district
To increase the maximum Floor Area Ratio (FAR) from 0.4 to 0.6 – 0.7.
To reduce the minimum Rear Yard Setback from 20 ft to 10 ft.

Article 9, Planned Unit Development (PUD), Cottage Housing Development (CHD),
To reduce the CHD required minimum footage from 11,616 sf to 8,678 sf.
To reduce the minimum density of one dwelling unit from 2,904 sf to 1,735 sf.
To increase the maximum Lot coverage and floor area from 1250 sf to 1735 sf.
To reduce the required minimum of 400 sf per unit of common open space to 0 sf.
To remove the requirement for parking to be screened from direct view from street by one or more building facades, by garage doors, or by a fence and landscaping; to allow parking pads off street.
To reduce the requirement for the cottage homes to have a covered porch of at least sixty (60) SF in size to zero.

Article 10 – Civic Design, Sec. 1003. - Sidewalks and street trees requirements:

1055 Rowland Street, Clarkston, Georgia 30021
Phone: 404-296-6489 ♦

To reduce the required minimum 5 ft public sidewalks to be located along both sides of all streets to 0'.

To reduce the required landscape zone requirements from 3 ft to 0 ft.

To reduce the street tree planting maximum requirements of 50 ft to 0 ft.

To remove the requirement that street tree species be consistent for the entire block length.

To remove the requirement that streetlights or pedestrian lights in the landscape zone be spaced equidistant between all required street trees.

Article 11, - Parking and Loading Requirements, Sec. 1102. - Design standards.

To reduce the required off-street parking spaces from 9 ft by 20 ft to 9 ft by 18 ft.

To increase the maximum driveway curb cut widths from 24 ft to 45 ft for two-way entrances, unless otherwise permitted by the DeKalb or Georgia Department of Transportation.

The subject property is located at 1061 Jolly Avenue, Clarkston, Georgia and otherwise known as parcel number 1809706 025. The subject property is approximately 0.2+/- acres of land.

VII. Adjourn