

Planning & Zoning Board June 18, 2024, Meeting Minutes

NOTE: Lisa Cameron of the Planning & Economic Development Department transcribed these minutes. These minutes are a summation of the events of the meeting and not intended to be a verbatim transcription of the meeting.

The meeting was called to order at 7:37pm by Chairperson McFarland. The following members were present: Vice Chair Felicia Weinert, and Lisa Williams. Staff Lisa Cameron, Jacob Bouie, and residents from Jolly Avenue, Bacon Street, Rayford Trail, Pecan Street, Montreal Ck Circle, and Mell Avenue were also in attendance.

Chairperson McFarland called for a motion to move the old business discussion for Design guidelines to the last item for discussion.

Lisa Williams made the motion to approve the agenda for June 18, 2024, with the requested change to move the old business discussion for Design guidelines to the last item for discussion. Seconded by Vice Chair Weinert. The vote was unanimous with 3.0.

Vice Chair Weinert made the motion to approve the April 16, 2024, meeting minutes. Lisa Williams seconded the motion. The motion was carried by a vote of 3.0.

No business arose from the minutes.

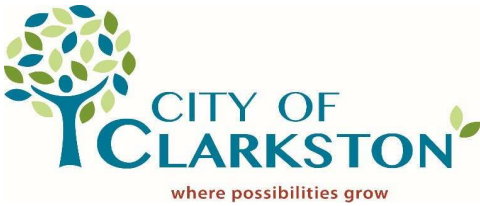
Chairperson McFarland read the statement for public comments, as several residents had signed up to address the board.

Residents expressed concern about public health and safety of the community due to the number of variances that was being requested for the proposal of the cottage homes development of five (5) +/- 900 square homes on the subject site, which is .20 acres.

Under New Business, Ms. Cameron presented case number: PZB-24-06- 001, 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. The Applicant, Matthew Biggers, on behalf of Team Sterling LLC request for 11 variances for a Cottage Housing Development (CHD) Planned Unit Development (PUD) and read the following requests:

From 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. and to reduce the minimum Rear Yard Setback from 20 ft to 10 ft.

From 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; and to reduce the requirement for the cottage homes to have a covered porch of at least sixty (60) SF in size to zero.

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

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

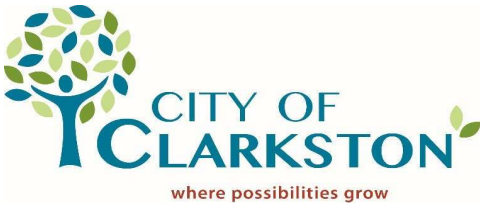
From Article 11, - Parking and Loading Requirements, Sec. 1102. - Design standards. To reduce the required off-street parking spaces from 9 ft by 20 ft to 9 ft by 18 ft.; and to increase the maximum driveway curb cut widths from 24 ft to 45 ft for two-way entrances, unless otherwise permitted by the DeKalb or Georgia Department of Transportation.

Chairperson McFarland acknowledged the applicant, Mr. Biggers, and requested him to approach the podium to present his project and explain his hardship for the variances.

After hearing the concerns of the residents and community, the applicant stated that the property could be developed in accordance with the zoning standards, which would allow a duplex, triplex, or quadplex as a permitted use, but instead wanted to provide a more becoming development in the community.

After the board review of the application and request for variances for the proposed planned development and considering the comments from the public and concerns of the residents regarding public safety and the density of the proposed development, Lisa Williams asked the applicant to reapproach the podium.

Ms. William proceeded to ask the applicant, Matthew Biggers to clearly address the particular concerns identified by the residents and the community before a recommendation is provided to the City Council and Mayor to vote on the project.



Ms. Williams continued that the Board was willing to defer the decision for 60 days in order for the applicant to address the questions and concerns of the residents.

Staff also added that the correct application packet would need to be completed by the applicant, as well.

Vice Chair Weinert agreed and stated in effort to continue the due process and to allow the applicant time to address the concerns of the residents, made the motion to defer a recommendation to the City Council and Mayor for sixty (60) days to allow the applicant, Matthew Biggers enough time to properly address the public safety and density concerns of the residents and community members. Lisa Williams seconded the motion. The vote was unanimously approved.

The meeting was adjourned at 9:05p.m.

Submitted by Lisa Cameron