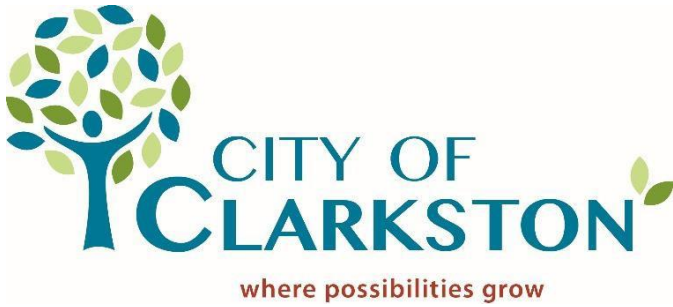




December 17, 2024, 7:00 PM
3921 Church Street

AGENDA

A. CALL TO ORDER

B. Roll Call

C. Meeting Minutes

1. October 31, 2024 Meeting Minutes
2. November 19, 2024 Meeting Minutes

PUBLIC HEARING:

Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the Board 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.

D. Old Business

1. Update on adding parks and green space to the Zoning Map.

E. New Business

1. Planning & Zoning Training Session (Sarah McQuade).
2. Review and Approval of the 2025 Meeting Calendar.

F. Adjournment



Planning and Zoning Committee Meeting

Special Called Meeting Minutes

October 31, 2027, at 6:00 P.M.

Special Call Meeting

1055 Rowland Street, Clarkston, GA 30021

NOTE: Jacob Bouie of the Planning and Economic Development Department transcribed this summary of the meeting. The summary is an overview of the meeting and not intended to be a verbatim transcription of the meeting.

The meeting was called to order at 6:01p.m. by Chairperson Chuck McFarland.

The following board members were present: Chuck McFarland, Lisa Williams, Amy Medford, and Birendra Dhakal.

Director Birendra D. motioned to approve the Agenda of October 31, 2024. The motion was second by Director Lisa W. Vote: Passed 4-0

Director Amy M. motioned to approve the meeting minutes for August 20, 2024. The motion was seconded by Lisa W. Vote: Passed 4-0

There was no old business.

Consultant: Jason Gain, W&A Engineering – Gave a presentation regarding the comments, considerations, and recommendations in relation to the proposed text amendments to the current NR-3 Zoning.

Councilman Jamie Carrol gave a presentation regarding the feedback of the proposed changes for NR-2 zoning.

Planning and zoning board made a recommendation to take the Housing and Infrastructure Committee Text Amendments back to city council for further community engagement. Vote Passed 3 – 1

Applicant, Tad Braswell gave a presentation on behalf of Southwyck Homes, regarding the clarification of the request of modification to zoning condition #19 on Site Plan of the Parkside Subdivision, from “Every home shall have one visitors parking space to be located

behind each homes carport” **to read** “Every home shall have one visitors parking space to be located behind each homes carport or **garage**”

Staff recommended approval regarding the request of modification to zoning condition #19 on Site Plan of the Parkside Subdivision, from “Every home shall have one visitors parking space to be located behind each homes carport” **to read** “Every home shall have one visitors parking space to be located behind each homes carport or **garage**”

Director Birendra D. motioned to approve the request of modification to zoning condition #19 on Site Plan of the Parkside Subdivision, from “Every home shall have one visitors parking space to be located behind each homes carport” **to read** “Every home shall have one visitors parking space to be located behind each homes carport or **garage.**” The motion was second by Lisa W. Vote Passed 4-0

Staff gave a presentation regarding REZ-24-10-001 – The Applicants, Grace Denise Rainey-Orr, Garry Rainey, Victor Dwight Rainey, and John Barry Rainey are requesting to rezone properties located at 911 Mell Avenue, 917 Mell Avenue, 929 Mell Avenue, and 935 Mell Avenue from NR-1 District to NR-3.

Staff gave a recommendation that the rezoning nr-1 low density to nr-3 high density, the request is conflicting with the future land use map which designates the property for conditional data for development with a mixed use ...???.. apartment buildings or townhomes. – 1:46:20 (time stamp)

Applicants, Grace Denise Rainey-Orr, Garry Rainey, Victor Dwight Rainey, and John Barry Rainey, gave a presentation regarding the request rezone properties located at 911 Mell Avenue, 917 Mell Avenue, 929 Mell Avenue, and 935 Mell Avenue from NR-1 District to NR-3.

Amy Medford motioned to approve the rezoning request for the properties located at 911 Mell Avenue, 917 Mell Avenue, 929 Mell Avenue, and 935 Mell Avenue from NR-1 District to NR-3. The motion was second by Birendra D. Vote passed: 3-1

Chairperson Chuck McFarland motioned to adjourn at 8:00pm second by Lisa W.



Planning and Zoning Committee Meeting

Meeting Minutes

November 19, 2024, at 6:00 P.M

Regular Meeting

1055 Rowland Street, Clarkston, GA 30021

NOTE: Jacob Bouie of the Planning and Economic Development Department transcribed this summary of the meeting. The summary is an overview of the meeting and not intended to be a verbatim transcription of the meeting.

The meeting was called to order at 6:000 p.m. by Chairperson Chuck McFarland.

The following board members were present: Chuck McFarland, Feleicia Weiner, Birendra Dhakal, Lisa Williams, and Amy Medford.

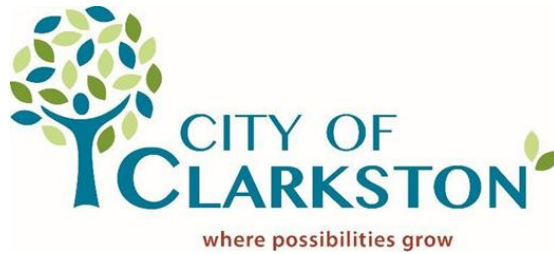
There were no meeting minutes.

There was no old business.

The Planning and Zoning Committee discussed proposed amendments to the Planning and Zoning Board Bylaws, including updates to terminology, clarification of duties and responsibilities, and improvements to officer election procedures. The committee unanimously agreed to recommend these changes for presentation to the City Council.

The Planning and Zoning Committee reviewed and discussed the zoning map with a focus on identifying parks and green spaces. The conversation included methods for identifying and designing these areas. The committee unanimously recommended that staff look into what it would take to identify parks and green space on the zoning map.

The meeting was adjourned at 8:23pm.



City of Clarkston
1055 Rowland Street
Clarkston, GA 30021

December 17, 2024

To: City of Clarkston Planning & Zoning Committee
From: Richard Edwards, AICP
Subject: Update on adding parks and green space to the zoning map.

At the November 19, 2024, Planning and Zoning Commission meeting, the commission requested that staff look into adding parks and green space to the zoning map. Staff has reviewed the code and there are two options for the commission to consider for this matter.

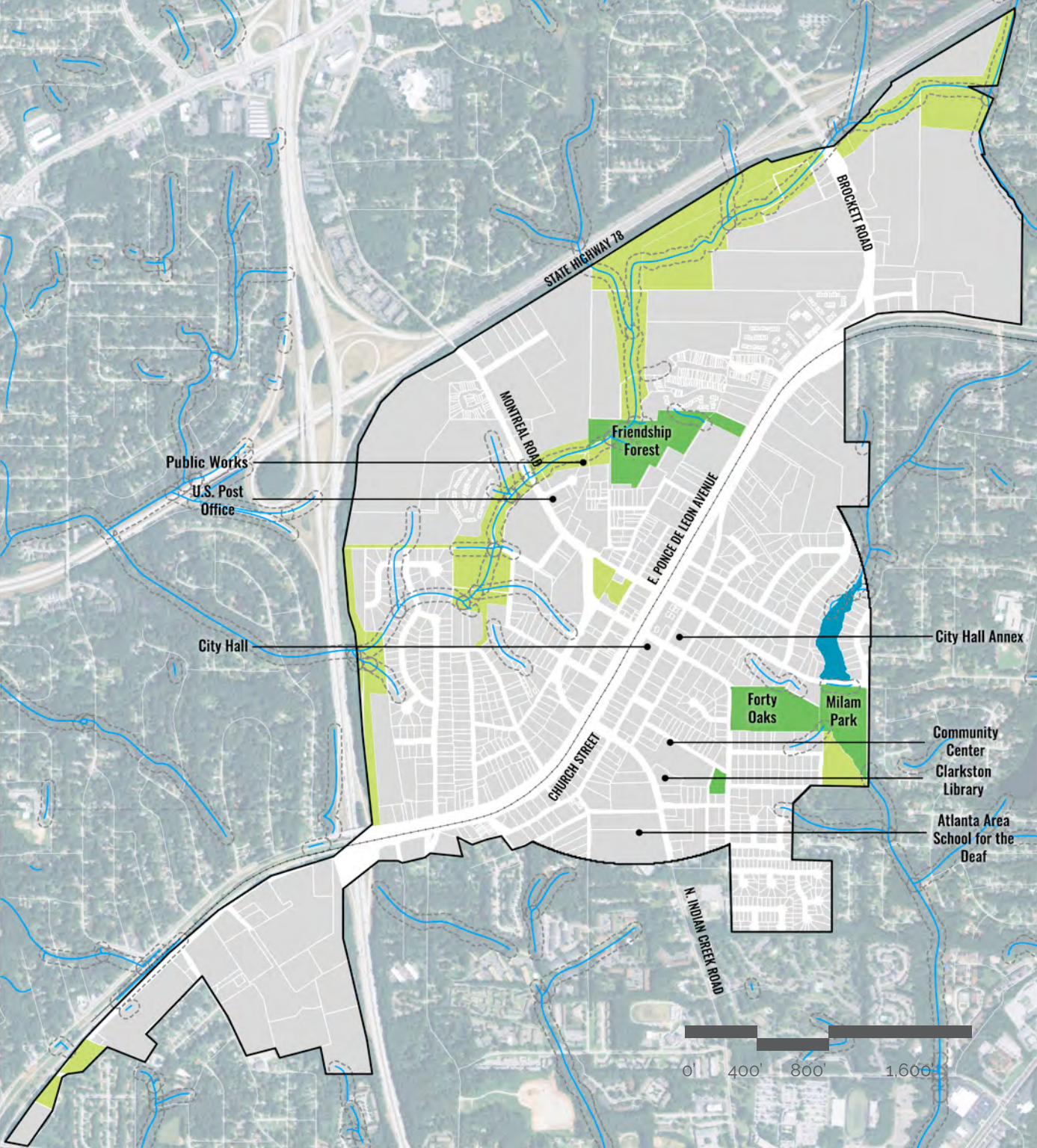
The zoning map is a tool that directly reflects the codified zoning districts within the Zoning Code. The current code does not have a parks and green space district so the map cannot be updated to reflect those parcels without changing the code. The first option would be to complete a text amendment to add a zoning district that could be call “Parks and Open Space” or other approved name for the district.

The Comprehensive Plan does have maps that reflect the parks and open space, see attachments for reference. The second option would include the Planning and Zoning Commission completing a thorough review of these maps to ensure that they accurately reflect all of the parks and open space within the city and recommending potential updates to the Comprehensive Plan to City Council.

Staff is happy to explore either option and we look forward to further discussions on this topic.

Attachments:

- Future Parks Map – Clarkston 2040 Comprehensive Plan



FUTURE PARKS//

Legend

- Existing Parks/Open Spaces
- Potential Parks/Open Spaces
- Lakes
- Stream
- 75' Stream Buffer
- Clarkston City Limits



Zoning Matters 2025 Meeting Schedule

Application Filing/Submittal Cycle Deadline	Review for Completeness (3 days)	Legal Ad Newspaper Deadline (12:00pm)	Legal Ad Run Date	Sign Posted	PZB Packet Distribution	P&Z Public Hearing/ Meeting (3 rd Tuesday)	City Council Public Hearing (Last Tuesday of the month)	City Council Regular Meeting/Vote (1 st Tuesday of the month)
January 15, 2025	January 20, 2025	1/22/2025	1/29/2025	2/3/2025	2/11/2025	February 18, 2025	February 25, 2025	March 4, 2025
February 12, 2025	February 17, 2025	2/19/2025	2/26/2025	3/3/2025	3/11/2025	March 18, 2025	March 25, 2025	April 1, 2025
March 12, 2025	March 17, 2025	3/19/2025	3/26/2025	3/31/2025	4/8/2025	April 15, 2025	April 29, 2025	May 6, 2025
April 16, 2025	April 21, 2025	4/23/2025	4/30/2025	5/5/2025	5/13/2025	May 20, 2025	May 27, 2025	June 3, 2025
May 13, 2025	May 19, 2025	5/21/2025	5/28/2025	6/2/2025	6/10/2025	June 17, 2025	June 24, 2025	July 1, 2025
June 4, 2025	June 9, 2025	6/11/2025	6/18 & 6/25	6/30/2025	7/8/2025	July 15, 2025	July 29, 2025	August 7, 2025*
July 16, 2025	July 21, 2025	7/23/2025	7/30/2025	8/4/2025	8/12/2025	August 19, 2025	August 26, 2025	September 2, 2025
August 13, 2025	August 18, 2025	8/20/2025	8/27/2025	9/1/2025	9/9/2025	September 16, 2025	September 30, 2025	October 7, 2025
September 10, 2025	September 15, 2025	9/17/2025	9/24/2025	10/6/2025	10/14/2025	October 21, 2025	October 28, 2025	November 6, 2025
October 15, 2025	October 20, 2025	10/22/2025	10/29/2025	11/3/2025	11/11/2025	November 18, 2025	November 25, 2025	December 2, 2025
November 12, 2025	November 17, 2025	11/19/2025	11/26/2025	12/1/2025	12/9/2025	December 16, 2025	December 30, 2025	January 6, 2026
December 17, 2025	December 22, 2025	12/23/2025	12/30/2025	1/5/2026	1/13/2026	January 20, 2026	January 27, 2026	February 3, 2026

NOTES:

If application submittal deadlines fall on a weekend, the application shall be submitted on the business day prior to the weekend.

* Denotes a change due to a city holiday or event.

** No application agenda items may be added to packets or agendas without a review for completeness by the Planning and Economic Development Department. Applicants may present additional material at the public hearing (3rd Tuesday of month), but any revised site plan must be reviewed and added to following month's agenda.

***Meeting dates subject to change due, please see the City's Event Calendar on the website at www.clarkstonga.gov for the latest information.