

**Athens City Planning Commission  
Minutes of Regular Meeting  
Thursday, September 1, 2022 12:00 p.m.**

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The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on September 1, 2022.

Attendees: Clinton Kuenzli, Robert Delach

**1. Call to Order**

Steve Patterson called the regular meeting of the Planning Commission to order at 12:02 p.m. and administered the oath to those in the audience planning to speak. Quorum was established with five members present.

**PLANNING COMMISSION MEMBERS:**

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Present
Nancy Bain	Present
Austin Phillips	Present
Andy Stone, Service-Safety Director	Present

**STAFF:**

Paul Logue, City Planner	Absent
David Riggs, Code Enforcement Director	Present

**2. Disposition of Minutes**

- *John Kotowski moved to approve the August 18, 2022 minutes. Nancy Bain seconded. Motion passed 5:0.*

**3. Cases**

**Case #22-03 Title 41 University Estates Medical Office Building**

David Riggs

- Distributed a memo reviewing staff comments (attached for reference) and provided a summary of the comments.
  - John K. asked about AFD's request for fire access to three sides and noted that in the rear there is a storm retention area still in the plans.

Clinton K./Buckley Group

- The retention area was originally designed because of the rear parking lot but they kept it in the plans after the parking area in the rear was no longer part of the design. It was left in because of the steep slope in the rear. A gravel pad could be added where the parking lot was originally going to be and this would suffice for fire access.
- He does not foresee any issues with addressing the staff comments listed in the memo.

Discussion

- The commissioners discussed the storm retention area, catch basins, slope, geo grids, etc.

*Andy Stone moved to approve Case #22-03 contingent on the items outlined in the memo are satisfactorily addressed. Austin P. seconded. Motion passed 5:0.*

**Case #22-05 Proposed Changes to Code**

David Riggs

- Requested that the commissioners table this case as he would like additional time to research the changes he is proposing, in particular specifics to renewable resources, primary uses, and solar array locations. He would like to provide a grid on the preferred solar array locations.

Discussion

- The commissioners discussed the engineering involved in designing buildings with solar arrays. John K. suggested that developers be encouraged to design for solar arrays up front. Austin P. commented that solar arrays can't be installed on unstable structures because that would not meet the warranty of the solar arrays. Andy S. suggested that requiring buildings to be "solar ready" could be added to the code.

*Steve Patterson tabled discussion until a later date.*

4. **Communications**

None

5. **Report from City Planner and Director of Code Enforcement**

David Riggs

- Recently there have been right of way issues along Longview Heights Road that he is investigating. The ROW width is not well defined. Old road was CR 83.

7. **Opportunity for Citizens to Speak**

None

8. **Announcements & Other Business**

- Next meeting October 6, 2022

9. **Adjournment**

*The meeting was adjourned at 12:25 p.m.*

September 1, 2022

## Memorandum

**To:** Planning Commission  
**From:** David Riggs  
**RE:** Title 41 – Site Plan Review 14 University Estates Boulevard Medical Building  
**CC:** Saleh Eldabaja  
Chief Tom Pyle  
Chief Bob Rymer

The applicant, Buckley Group on behalf of the Oculus Group, LLC is seeking approval of the revised site plans for a one story medical facility located at 14 University Estates Boulevard. Staff has reviewed the plans and have the following comments:

- Police:
  - No exterior lighting on back of building. Suggest wall-pac or other exterior lighting for security purposes
- Fire:
  - Need drivable access to three sides of the structure. Currently drivable access to only two sides
  - Need to review building plumbing and fire suppression plans when complete
  - Verify fire vehicle access to building by running turning template for fire vehicles from University Estates Boulevard
- Engineering and building:
  - Staff requests field review of all utility installations
  - Provide backflow detail drawings
  - Sanitary sewer manhole #0 and #1 will need additional details. Sheet 106 shows a general external drop manhole. Provide detailed drawings for each manhole
  - Provide post-construction stormwater quality calculations
  - Need details of building interior to establish tap/capacity fees
- Code:
  - Provide detailed floor plan drawings in PDF format when available.
  - Once the site plan is approved, please submit zoning, land development, signage, and curb cut permits along with state approved drawings to the Code Office.

Please let me know if you have any questions.