

OXFORD PLANNING COMMISSION

Minutes – March 10, 2015

MEMBERS: Mike Ready, Chair; Jonathan Eady, Vice-Chair; Shawn Gaither, secretary; Penny England, and Ron Manson. Vivian Harris was absent.

STAFF: Bob Schwartz, city manager and zoning administrator.

GUESTS: Kendra Mayfield with Oxford College.

OPENING: Mr. Ready called the meeting to order and welcomed Kendra Mayfield.

APPROVAL OF MINUTES: Upon motion of Mr. Manson, seconded by Ms. England, the minutes for the meeting of February 10, 2015 were approved.

GABE PROPERTIES: At the February meeting, the Planning Commission authorized the chair to issue a development permit for the garage at 201 Williams Street when presented with a boundary survey which shows the entire property and locates the current and proposed structure accurately on the survey. Mr. Ready reported that the proper survey had been submitted; that it met the zoning code requirements; and that he and Mr. Schwartz had approved the development permit. As an aside, he noted that the original surveyor contacted by GABE properties had, in turn, contacted Robert Jordan for some background information. After some discussion the original surveyor had asked Robert Jordan to do the survey. It was just too complicated to handle.

Oxford College Jolley Residential Sign – Oxford College has submitted a request for the approval of a double sided sign on Pierce Street to identify the Jolley Residential Center. Ms. Mayfield explained that the signs were to better identify the Jolley Residential Center for emergency vehicles. The sign on Few Circle did not require the approval of the Planning Commission because it was not on city right-of-way. The sign on Pierce Street would be on the right-of-way but is located 15 feet from the curb.

Upon motion of Mr. Eady, seconded by Ms. Gaither, the request for the sign was approved as submitted. All members voted in favor.

Oxford College Future Development Plan Amendment and Rezoning Request – Oxford College has purchased four lots on the east side of Emory Street (602, 604, 606, and 608 Emory). The college would like to use the houses at 602, 604, and 608 as offices. This request is both an amendment to the Future Development Plan and a rezoning request for 602, 604, and 608 Emory from R7.5 to IC. The request does not include the property at 606 Emory which is the approximately twelve acre tract.

The Planning Commission discussed the [Criteria for Amendments to the Official Zoning Map §40-638 \(g\) \(1 through 8\)](#) and this request with Ms. Mayfield. The members noted the

advantage of keeping the same look as residential houses. After considerable discussion the following motion was made.

Upon motion of Mr. Eady, seconded by Ms. England, the Planning Commission recommended to City Council that the three lots be rezoned from R7.5 to IC-TA (Institutional Campus – Transitional Area) subject to the conditions and limitations that the only permitted uses be residential uses allowed in the R7.5 zone and which are consistent with the existing land use plan and college office use (approved as a conditional use in the IC-TA zone); provided that any and all buildings on the lots remain on a single family residential scale and retain a single family residential appearance that is consistent with the surrounding residential dwellings. The intent being that the properties continue to appear as single family residential use. All members voted in favor.

Oxford College Future Development Plan Amendment and Request to Close Street – Oxford College has requested that Hamill Street be closed to vehicular traffic between Haygood and Emory and that the college be permitted to install a brick walk way on the right-of-way. After a recommendation from the Planning Commission, City Council will vote on the street closing.

The Planning Commission conducted a vigorous discussion of the reasons for or against closing the street. Mr. Schwartz reported that he and Ms. Mayfield were working with GDOT on the possibility of a marked pedestrian crossing with caution lights on Emory Street (SR81). If Hamill Street was closed to traffic that would become the ideal location for a pedestrian crossing. After further discussion the motion was:

Upon motion of Mr. Manson, seconded by Ms. Gaither, the Planning Commission recommended that City Council approve the closure of Hamill Street between Haygood and Emory to vehicular traffic based on the agreement of Oxford College: to install and maintain a brick walk way and breakaway traffic bollards at both ends of the street and to pay the cost of maintaining Hamill Street for pedestrian traffic and emergency vehicles for the duration of such closure to vehicular traffic.

ADJOURNMENT: Mr. Ready adjourned the meeting at 8:45 PM.

Submitted by:

Shawn Gaither, secretary