



# PLANNING & ZONING BOARD MEETING MINUTES

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**March 21, 2023, 7:00 PM**

**ZOOM**

**Join Zoom Meeting**

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Zoom Meeting Details:

Meeting ID: 871 2935 2968

## MEETING MINUTES

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- A. CALL TO ORDER:** The meeting was called to order at 7:04 PM.
- B. ROLL CALL:** Chair Charles McFarland, Vice Chair Felicia Weinert, Lisa Williams, Herbert Clark. Absent: Birendra Dhakal.
- C. APPROVAL OF DECEMBER 2022 MEETING MINUTES.** Charles McFarland called for a motion to approve the December 2022 meeting minutes. Felicia Weinert made the motion to approve, Lisa Williams seconded, and the motion passed 4/0/0.
- D. NEW BUSINESS**
- PUBLIC HEARING:** To consider amendments to the Clarkston Zoning Ordinance and maps.  
Chairman McFarland read the public hearing policy for the meeting and turned the meeting over to the City Manager (CM) Shawanna Qawiy. CM Qawiy stated the public hearing policy for the public and gave an overview of the purpose of the zoning rewrite and introduced the consultant team, POND and Company representative Rosie Mafe.  
  
Rosie Mafe gave a presentation of the history of the zoning rewrite and the purpose of the public hearing.  
  
After the presentation, board member Lisa Williams asked a question for clarification related to the definition of “live-work-unit” and the limited single family residential housing/neighborhoods in the city.  
  
CM Qawiy announced the speakers for the public hearing. The speakers with their summarized comments are listed.  
  
*William Johnston*- Smaller lot sizes (comments emailed) the Clemsil Overlay is too strict.

*Rich Pasenaw*- Smaller lot sizes.  
*Susie Grimley*- comment emailed.  
*Martha Brock*- recommends PZ board not approve the zoning rewrite.  
*Adrianna Berlin*- preserve single family residential neighborhoods.  
*Anonymous* comment mailed ( parking of recreational vehicles on/off street  
*Ira Jenkins*- no duplexes, triplexes, or quadraplexes in single family neighborhoods  
*Georgette Gafford*- comment related to item 2 on the agenda that is deferred.  
*Amy Medford*- more affordable housing, approve the zoning rewrite. No Clemsil Overlay.  
*Jamie Carroll*-duplexes in NR-1, 2, 3; rent out basements, ADUs can create another source of revenue for a homeowner.  
*George French*- affordable housing does not mean build duplexes, triplexes, and/or Quadraplexes.  
*Susan Hood* – smaller lots does not mean affordable. 8000 people per square mile, 428 single family homes in Clarkston, with over 14, 000 residents,  
*Debra Johnson*- supports Clemsil Overlay. No duplexes.  
*Joshua Deaton*- more options for homeowners, increase the number of chickens in yard to 6.  
*Awet Eyasu*- increased growth in Clarkston; adding more does not mean affordable, approves increased height in town center.  
*Mark Perkins*-supports the zoning rewrite changes and the balance.  
*Mark Osbourne/ Mrs. Osbourne*- Clarkston most dense community in North America and state of Georgia. Keep it simple, there are many advantages to single family homes. Mrs. Osbourne disagrees with duplexes, triplexes. and quadraplexes in single family neighborhoods.

After a dedicated session of public comments during the public hearing, Chair McFarland closed the public comments and hearing.

Chair McFarland asked the Planning and Zoning Board members if they had any additional questions or comments.

Vice Chair Felicia Weinert made a comment on not being in control of development costs. Referencing cottage homes starting at \$100K.

Lisa Williams posed a question to POND (Rosie Mafe) related to setback averaging in historically preserved district. Using the reference of 3 lots with one vacant lot in the middle the consultant explained that it is the average of the front/side setbacks of the constructed lots to create a minimum (front/side) for the future construction of the vacant lot.

Lisa Williams made comments related to the (city) not having affordable housing programs, that are needed. The zoning rewrite does not help homeowners. The rewrite should include a plan for homeowners.

PZ Board member Herbert Clark commented on how Clarkston is represented by 63 countries and does not understand why there aren't any affordable housing options for the city.

Chairman McFarland commented on how the rewrite reflects negatively on homeowners/ homeownership. He stated that he lives in the NR-3 district surrounded by apartments and that the current changes may also affect the current homeowners and developers. will increase development costs.

With no further comments or discussions or comments Chairman McFarland asked for a motion. Herbert Clark made the motion to table the zoning rewrite for 30 days. No member seconded the motion did not carry.

Another discussion took place amongst the Planning and Zoning Board members on a motion. With a steady deliberation on the type of motion, Lisa Williams made the motion to deny the zoning rewrite, Felicia Weinert seconded, and the motion passed 4/0/0.

2. **PUBLIC HEARING:** The Mayor and City Council will consider amending the zoning map to rezone the properties located at 572 Woodland Avenue (18 047 32 007), 582 Woodland Avenue ( 18 047 32 002), 586 Woodland Avenue (18 047 32 006), 590 Woodland Avenue (18 047 32 005), 596 Woodland Avenue (18 047 32 004), 600 Woodland Avenue (18 047 32 009), 606 Woodland Avenue (18 047 32 008) and 616 Woodland Avenue (18 047 34 001) Scottdale, GA 30079 (within the City of Clarkston) from NR-CD Neighborhood Residential Community Development District to TC Town Center. **DEFERRED UNTIL APRIL 18, 2023**

There was no discussion on this item. It has been deferred until the next Planning. Zoning Board meeting on April 18, 2023.

**E. OTHER BUSINESS :** None

**F. ADJOURNMENT:** Chairman McFarland called for a motion to close (adjourn) the meeting. Felicia Weinert made the motion to adjourn, seconded by Lisa Williams. The motion passed 4/0/0. The meeting adjourned at 8:31PM.

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