

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

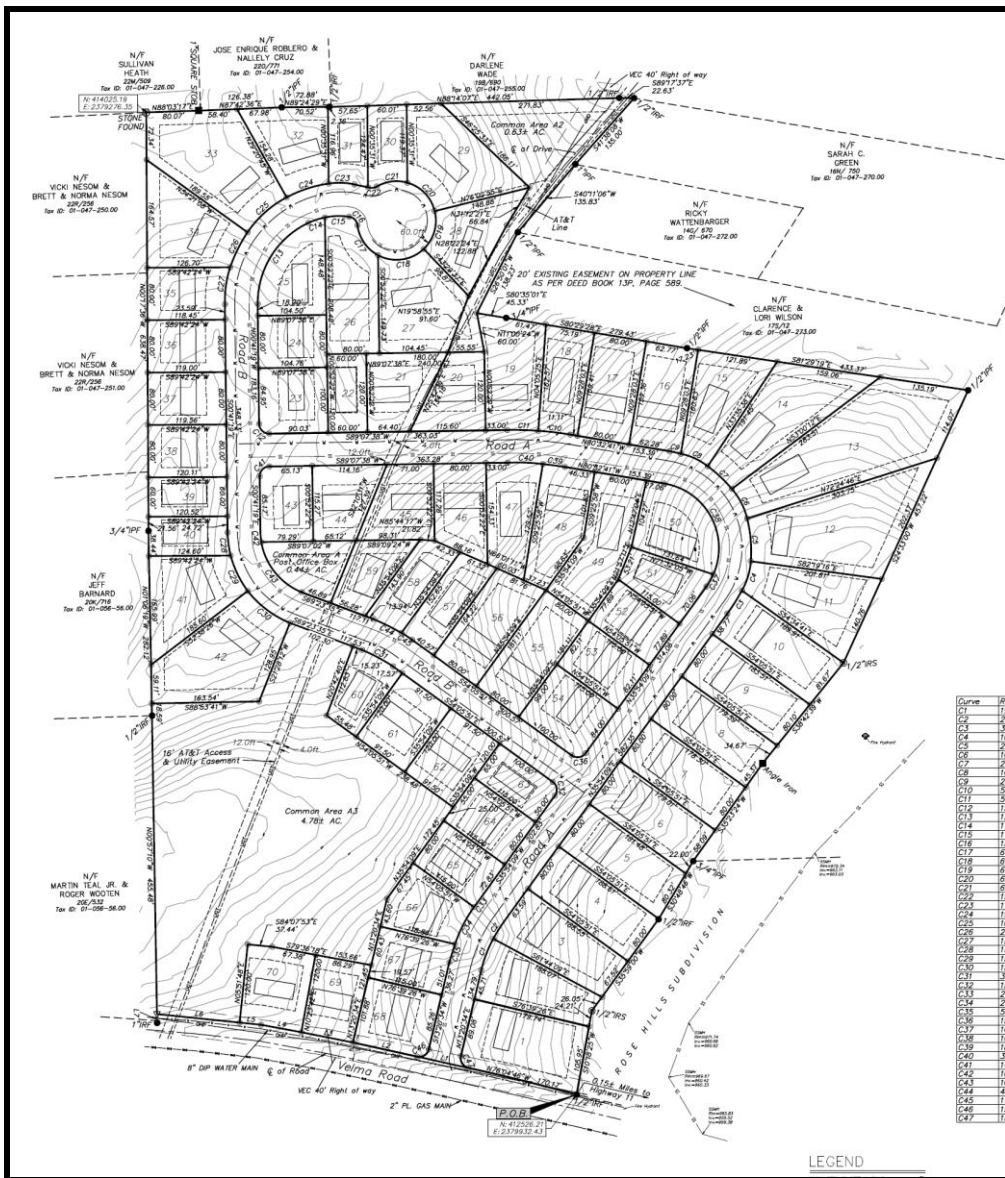
September 5, 2023

12:00 P.M.

CONFERENCE ROOM

NEW BUSINESS

- Public Comments and Preliminary Plat Concept approval** for Clayton Homes for Patio homes on fifty (50) foot wide minimum lots located on 29.05-acre parcel shown as Tax Map 047 Parcel 266.00 located off Velma Road and zoned R-3 High Density Residential.



231046 Preliminary Plat TWM Velma Road
Staff Comments
August 23, 2023

Community Development Department

- *No additional comments.*

Fire Department

- *Show proposed fire hydrants on the plat.*

Public Works

- *Prior to any site design, a hydrologic determination is needed for the property. Specifically, there is a possibility a riverine structure as shown on the overlay image on page two will be identified as a wet weather conveyance which would have to be designed around. Backfill and encapsulation would not be allowed under residential structures if it is designated as a wet weather conveyance.*
- *Topography indicates there may be an additional wet weather conveyance that extends east to Hamby and the same restrictions would apply as mentioned above if it is indeed a wet weather conveyance.*
- *Common Area A3 as shown appears to be discharging stormwater for the entire site to the southwest of the property. The volume, even attenuated, will be directed to two adjacent property owners and could potentially create stormwater issues for those properties especially with a riverine structure present.*
- *What is the purpose of Common Area A2 and who will maintain it?*

AUB

- *Change name to Athens Utilities Board.*
- *Show connection to existing sewer line.*
- *Show sewer access to Lots 69 & 70 as there is no main access shown.*
- *Site house seats will need to allow a gravity sewer to enter the pump location no lower than 21" below the final ground elevation with the pump located within the front easement area.*
- *Due to lot line widths, it appears sewer pumps will have to be in front yard.*
- *Proposed electric lines need to be shown.*
- *VEC has a 69kv transmission line running almost horizontally through the property. There is a VEC easement of 37.5' on either side of this line.*
- *There is a single-phase line on the northern side with a 40' right-of-way.*
- *If the owners want natural gas service, proposed lines and connections need to be shown.*

The concept appears to meet the subdivision regulations for patio home development in the R-3 district. However, there are comments above that will need to be addressed by the engineers before we can truly know if layout and design will work. **Staff recommends approval of the preliminary plat concept based on all comments above being addressed before final plat is submitted with this layout or any phases of this current layout.**

2. Public Comments and Commercial Driveway Approval on East Street



PUBLIC WORKS

MEMORANDUM

TO: Anthony Casteel, Community Development Director

FROM: Ben Burchfield, Public Works Director

DATE: August 30, 2023

SUBJECT: Commercial Access Connection Review

Public Works has reviewed the request for a commercial access connection on East Ave. The owner has requested a 40ft driveway connection. It should be noted that this does exceed the maximum 30ft standard commercial access connection standards under 4.01.a in the zoning ordinance. It is our

understanding that this access connection will be utilized as a supplemental point of ingress/egress for the adjacent property to the East which is used as a storage/warehousing facility.

Assuming deliveries are in a WB-67 design vehicle (interstate tractor with a single 53ft trailer), there are legitimate turning radius conflicts given the existing roadway width and a 30ft access connection. Because of this, **Public Works does not take exception to the larger requested width of 40ft and recommends approval of the access connection as requested.**



Figure 1 Request for connection to be located at Parcel 047 170.00